

# ROMFORD TOWN CENTRE

# TO LET

**AIR CONDITIONED OFFICES  
APPROX 35.2sqm/379sq.ft  
PLUS 1 CAR SPACE  
ADJACENT TO BR STATION**



**1<sup>st</sup> FLOOR, 138 SOUTH STREET, ROMFORD RM1 ITE**

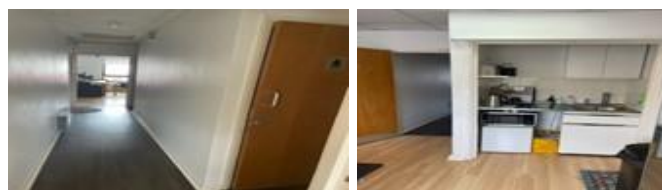
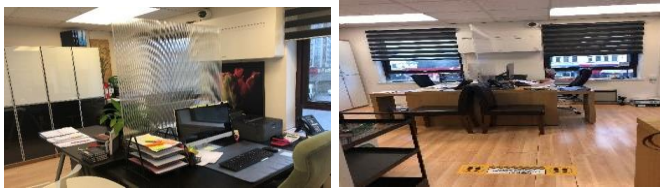


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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



## LOCATION

Prominently positioned in South Street adjacent to Romford BR Station and within easy walking distance of prime shopping parades in the Town Centre.

## DESCRIPTION

1<sup>st</sup> floor air conditioned office space with private Male & Female WC accommodation plus 1 car parking space

2 office rooms connected by private hallway and extending to approx 35.2sqm/379sq.ft approx.

- Wall Mounted A/C Units
- Wood laminate flooring
- Suspended ceiling
- Electric heating
- Double glazed windows
- Own Male & Female WC's
- 1 car space
- Adjacent to BR Station

## TENURE

New Lease for a term to be agreed

## COMMENCING RENTAL

£6,000 pax plus Vat, Service Charge & Building Insurance

## BUSINESS RATES

Please make enquiries of LBH T: 01708 434343 as you are likely to benefit from rates relief.

## LEGAL COSTS

To be paid by ingoing tenant

## EPC

As attached

**GDPR General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

### Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

**VIEWING** Strictly by appointments via agent



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