

# ROMFORD

# TO LET

## TOWN CENTRE OFFICE SPACE 54.12sqm/583sq.ft approx



**2<sup>nd</sup> FLOOR, 20 NORTH STREET, ROMFORD, ESSEX RM1 1BH**



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

## LOCATION

The subject premises occupy a convenient Town Centre location in North Street very close to its junction with Market Place/High Street and within easy walking distance of Romford BR Station/Crossrail.

Adjacent is a recently constructed mixed commercial/residential scheme and virtually opposite is the under construction former Decathlon Site which is to provide a 62 Bed Hotel, substantial New Flats and Commercial space.

## DESCRIPTION

2nd floor office suite with ground floor street entrance and extending to approx. 54.12 sqm /583 sq.ft. inclusive of kitchen plus W.C.

## TENURE

New contracted out lease for a term to be agreed

## COMMENCING RENTAL

£10,000 pax plus Vat, Rates and Service Charge

## LEGAL COSTS

To be paid by ingoing tenant

## EPC

To follow

## 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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