

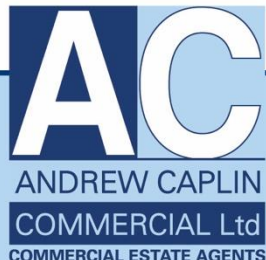
# ROMFORD

# TO LET

**QUALITY AIR CONDITONED OFFICE SUITES**  
**Approc 119.sqm/1,280sq.ft UP TO 238sqm/2560sq.ft**  
**\*TOTAL OF 2 PARKING SPACES\***



**4<sup>th</sup> & 6<sup>th</sup> FLOORS, 10 WESTERN ROAD, ROMFORD, ESSEX RM1 3JT**



01708 731200

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

## LOCATION

10 western Road is located in the heart of Romford Town Centre, close to its junction with South Street and directly opposite the entrance to Romford Shopping Centre.

Romford British Rail Station and the town's public car parks are within easy walking distance.

## DESCRIPTION

Quality Air-conditioned Office Suites

4 <sup>th</sup> Floor	-	1280sq.ft
6 <sup>th</sup> Floor	-	<u>1280sq.ft</u>
<b>Totals</b>	-	<b>2560sq.ft</b>

Total of 2 Car Parking Spaces

- Air Conditioned
- Passenger Lift
- Suspended Ceiling
- Fully Carpeted
- Male and Female W.C. Facilities
- Kitchen
- Total of 2 Car Parking Spaces
- Entry Phone
- 5 Partitioned Offices

## TENURE

New FRI leases for a terms to be agreed with periodic rent reviews.

## COMMENCING RENTALS

£25,600 pax plus VAT, Service Charge and Business Rates. **Per Floor**

## LEGAL COSTS

To be paid by ingoing tenant

## EPC

Attached

## OCCUPATION

December 2023 or earlier by arrangement

## 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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