

ROMFORD

TO LET

**PROMINENT SELF CONTAINED OFFICE/MEDICAL BUILDING
CLASS E USE
TOTALLING 106.64sqm/1,148sq.ft APPROX
PLUS FORECOURT AND REAR PARKING FOR 9 CARS**



189 SOUTH STREET, ROMFORD, ESSEX RM1 1QA



01708 731200

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www.andrewcaplincommercial.com

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



LOCATION

The subject property occupies a prominent and convenient South Street frontage, close to its junction with Marden Road and within easy walking distance to Romford BR Station/Crossrail on the edge of the Town Centre, sited between Victoria Road and the Romford Ring Road.

DESCRIPTION

The property provides the following approximate areas:-

Ground Floor

52.32sqm (including entrance hall)

First Floor

39.39sqm

Second Floor/Loft Room

14.93sqm

Totals 106.64sqm/1,1148sq.ft approx

- Wall mounted Ac units
- Car Parking for 9 Cars
- Edge Town Centre Location
- Office/Medical/E Class
- BR Station/Crossrail within walking distance
- Double Glazed Windows
- Tiled Flooring
- Suspended Ceiling
- Spot Lighting to 2nd Floor
- Shower to 2nd Floor
- GF Disabled WC
- GF Kitchen
- 1st Floor WC

TENURE

New FRI Lease for a term to be agreed with periodic upward only rent reviews

COMMENCING RENTAL

£27,500 pax NO VAT

BUSINESS RATES

Please Make your own enquiries of LBH Tel: 01708 434343 regarding the rates liability and any reliefs that may be available

LEGAL COSTS

To be paid by ingoing tenant

EPC

As attached

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

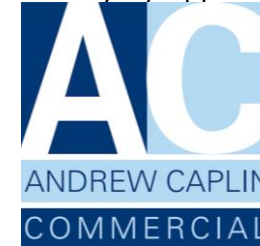
As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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M: 07870 166162

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