

ROMFORD

TO LET

**SELF CONTAINED OFFICE BUILDING/E CLASS/MEDICAL
WITH RETAIL FRONTAGE
AND FORECOURT AND REAR PARKING
TOTALS 90.77sqm/977sqft approx**



193 SOUTH STREET, ROMFORD RM1 1QA

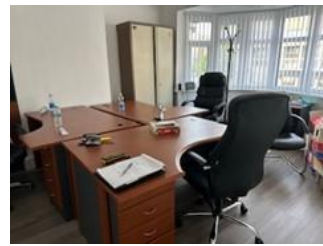


01708 731200

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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

Self Contained Office/E Class/Medical Use Building arranged on Ground and 1st Floors

Approx areas as follows:-

Ground Floor

48.99sqm

First Floor

41.78sqm

Totals 90.77sqm/977sq.ft approx

Plus forecourt and extensive rear parking

- Prominent location
- Close to Romford BR Station/Crossrail
- Forecourt & Rear Parking
- Double glazed windows
- Tiled Floor to Ground Floor
- Kitchen & W.C.
- Good decorative order

TENURE

New FRI lease for a term to be agreed with periodic Upward only rent reviews

COMMENCING RENTAL

£25,000 pax

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 borne by the ingoing tenant.

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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