

ROMFORD

TO LET

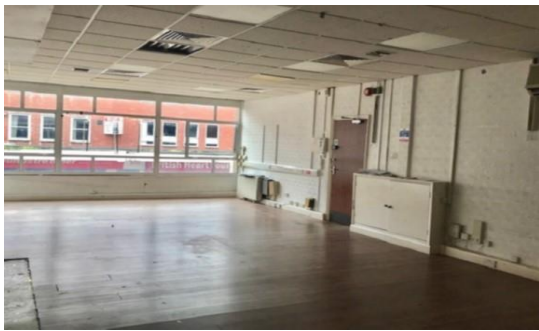
TOWN CENTRE OFFICE ACCOMMODATION Approx 881sq.ft (81.84sqm)



1st FLOOR, 7-13 HIGH STREET, ROMFORD ESSEX RM1 1JU



01708 731200
info@ac-commercial.com
www.andrewcaplincommercial.com
St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



LOCATION

The offices are located on High Street Romford, immediately at the junction with South Street & a matter of yards of Romford Street Market which operates 4 days a week. The offices are well appointed for all of the Town Centres retail & transport amenities.

ACCOMMODATION

Comprising part of the 1st floor of a 3-storey mixed use building with retail on the ground floor & offices on the upper parts. The suite in question totals approx 881sq ft (81.84m sq) & is currently laid out to provide an open office with a partitioned private office. Kitchen & WC facilities are also provided

AMMENITIES

- Town Centre Location
- Within a 5 minute walk of Romford Main Line station (Great Eastern Line)
- 4 miles of junction 28 (M25)
- Well Located for all Town Centre amenities
- Wooden Floor
- Suspended Ceiling with inset florescent tube lighting
- Entry Phone



LEASE

A new effectively FRI lease is to be made available for a term to be agreed. The Lease will be drawn outside the Landlord & Tenant Act.

RENT

£11,000pax payable quarterly in advance. VAT is applicable.

RATES

Rateable Value 2023/2024 £11,750- Rates payable £5,863.25 per annum We believe the property will be exempt from business rates in the event the tenant qualifies for Business Rate Relief however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

SERVICE CHARGE

Approx £2.50psf plus VAT.

LEGAL COSTS

Each party to be responsible for their own costs.

ADMINISTRATION FEE

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

POSSESSION

Immediate upon completion of legalities.



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



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162
info@ac-commercial.com www.andrewcaplincommercial.com

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT.