

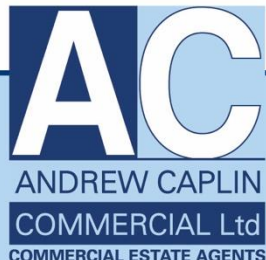
# GIDEA PARK

# TO LET

## **1<sup>st</sup> FLOOR OFFICE APPROX 60.41sqm/650sq.ft**



**1<sup>st</sup> FLOOR, 97-107 MAIN ROAD, GIDEA PARK, ROMFORD, ESSEX RM2 5EL**



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



## LOCATION

The subject premises are prominently and conveniently located in Main Road, close to its junction with Balgores Lane in Gidea Park. The Ground Floor will be a new Co-Op convenience store scheduled for the end August 2021 opening date.

## DESCRIPTION

Self Contained 1<sup>st</sup> Floor Office Suite extending to approx. 60.41sq.m/650sq.ft

- Prominent Main Road location
- Self contained
- Electric Heating
- Own Front Door
- Carpeted
- Suspended Ceiling
- Kitchen & W.C.

## TENURE

New lease for a term to be agreed with periodic upward only rent reviews.

## COMMENCING RENTAL

£12,000 pax plus VAT and Business Rates  
Internal repairing lease. No service charge

## LEGAL COSTS

To be paid by the 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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