

# ROMFORD

# TO LET

**PRIME CENTRALLY MAIN TOWN CENTRE  
AIR CONDITIONED OFFICES  
TOTTALLING APPROX 148.52 sqm/1599 sq.ft**



**PART 1st FLOOR, 119-129 SOUTH STREET, ROMFORD, ESSEX RM1 1NX**



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



## LOCATION

Prime centrally located Main Town Centre Office accommodation located above a busy McDonalds Restaurant and diagonally opposite Romford BR Station/Crossrail.

## DESCRIPTION

Part 1<sup>st</sup> Floor Air conditioned Office Space extending to approx. 148.52m<sup>2</sup>/1599sq.ft arranged as mainly open plan with 3 partitioned private offices with own Male and Female W.C. accommodation.

## FEATURES

- Busy Town Centre location
- Ground Floor Street Entrance
- Opposite B.R. Station/Crossrail
- 1<sup>st</sup> floor window signage
- Air Conditioned (not tested)
- GFCH (not tested)
- Carpeted

## TENURE

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

## EPC

As attached

## COMMENCING RENTAL

£27,000 pax plus Vat, Rates and Service Charge.

## LEGAL COSTS

To be paid by 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 appointment via Joint agents



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