

# ROMFORD

# TO LET

**PROMIENT SELF CONTAINED GROUND FLOOR OFFICE PREMISES  
TOTALLING APPROX 102.19sqm/1,100sq.ft  
\*WITH CAR PARKING\***



**DALWOOD HOUSE, ST EDWARDS COURT, LONDON ROAD, ESSEX RM7 9DF**



01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

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



## LOCATION

The subject property is prominently located on the front of the popular St Edwards Court developments on London Road within a few minutes walk of Romford BR Station and the prime retail and leisure facilities of Romford Town Centre. Romford BR Station offers fast train links to Central London.

## DESCRIPTION

This prominent self contained Ground Floor Office suite and provides approx. 102.19sqm/1100sq.ft with car parking.

- Air Conditioned
- Own front door
- Front & rear terrace
- Suspended ceiling
- Kitchen & W.C's
- Mainly open plan
- On site car parking
- Prominent signage on London Road



OFFICE SUITE AT ROMFORD COURT, ROMFORD, ESSEX, S11 2JY  
 TOTAL FLOOR AREA: 102.19 SQM (1100 SQ FT)  
 THIS FLOOR PLAN IS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE PART OF AN OFFER OR CONTRACT.  
 ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY.  
 THE AGENT ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.  
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## NOTE

The tenant will have the right to put signage above front entrance on brick wall above.

## TENURE

To Let on a New Lease.

## RENT

£27,500 pax plus Vat, Rates & Service Charge

## LEGAL COSTS

Each party to pay their own legal costs

## 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



**01708 731200 Ref: ANDREW CAPLIN M: 07870 166162**  
[info@ac-commercial.com](mailto:info@ac-commercial.com) [www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

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