

ROMFORD

TO LET

**LARGE FLOOR PLATE OFFICE SPACE
TOTALLING APPROX 552.42sqm/5,946sq.ft APPROX
WITH REAR PARKING FOR 8/10 CARS
PLUS SMALL STORAGE UNIT**



1st FLOOR ADEC HOUSE, CHESHAM CLOSE, ROMFORD, ESSEX RM7 7PJ

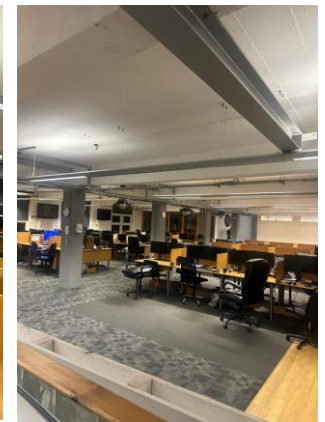


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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



LOCATION

Adec House is conveniently located in Chesham Close, just North west of Romford Town Centre and only one minute drive from the A12 with easy access to Central and East London. The M25 is quickly located 4 miles west.

Romford is a vibrant and historic town situated in the London Borough of Havering.

The property additionally enjoys proximity to rail links with Romford Station 0.9 miles away giving access to the Elizabeth Line and London Overground.

DESCRIPTION

The property forms the first floor of Adec House and benefits from a shared Ground Floor entrance.

The 1st Floor is fitted out internally as large floor plate offices extending to approx 552.42sqm/5,946sq.ft & is mainly open plan with several private offices, kitchen/staff facilities plus Male & Female WC's & comms room.

AMENITIES

- Fob entry access
- Electric heating (not tested)
- A/C Units (not tested)
- Double Glazed Windows
- Mainly open plan
- Rear parking for 8/10 cars
- Part suspended ceiling
- Part carpeted
- Plus ground floor small storage unit
- Large office floor plate

TENURE

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

COMMENCING RENTAL

£75,000 pax plus Vat, Rates & Service Charge

LEGAL COSTS

Each side 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 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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