

# ROMFORD

# TO LET

**QUALITY AIR-CONDITIONED OFFICES**

**107.8sqm/1160sq.ft AVAILABLE**

**111.5sqm/1200sq.ft LET**

**195sqm/2,100sq.ft AVAILABLE**

**\*PLUS CAR PARKING FOR 12 CARS IN TOTAL\***



**3<sup>rd</sup> FLOOR, 210 SOUTH STREET, ROMFORD, ESSEX RM1 1TG**



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

210 South Street is prominently and conveniently situated just to the South of the Town Centre within easy walking distance of Romford British Rail Station and Prime Shopping Parades.

This imposing building is sited in a highly visible position at the junction of South Street and Oldchurch Road (A1251 Romford Ring Road)

## DESCRIPTION

The available office accommodation is as follows:

### **3<sup>rd</sup> Floor Availability**

1160sq.ft **AVAILABLE**  
1200sq.ft **LET**  
2,100sq.ft **AVAILABLE**

- 12 Car Parking Spaces in total
- 3 minutes walk to British Rail Station
- Raised Floors
- Suspended Ceilings with recessed Fluorescent lighting
- 2 (8 person) passenger lift
- Male & Female W.C.'s
- Manned Front Desk (with extended hours on request)
- Daily Cleaning
- All areas are climate controlled  
Air Conditioning
- Common parts undergoing refurbishment

## TENURE

£22 per sq.ft plus Vat, Rates and Service Charge

## BUSINESS RATES

Via LBJ 01708 434 343

## SERVICE CHARGE

£6.75 Per sq.ft. plus Vat

## 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**

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)

**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 correctness 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.**