

# ROMFORD

# LEASE TO ASSIGN

**TOWN CENTRE OFFICE SPACE  
TOTALS 288sqm/3,100sq.ft APPROX  
\*ON SITE PARKING UNDER SEPARATE LICENCE\***



**6<sup>th</sup> FLOOR, LAMBOURNE HOUSE, 7 WESTERN ROAD, ROMFORD, ESSEX RM1 3LD**

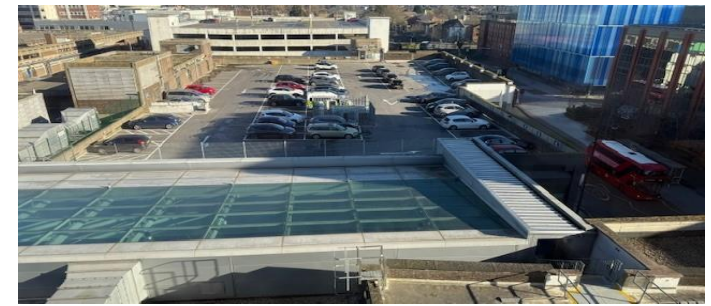
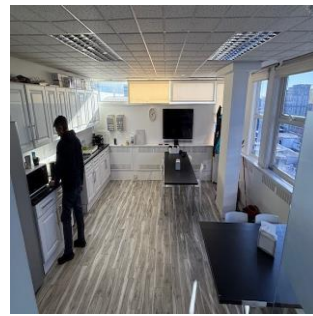


01708 731200

[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 premises are located in Western Road adjacent to the Liberty Shopping Centre in Romford Town Centre within a short walk of Romford Station/Elizabeth Line

## DESCRIPTION

6th Floor Office Space extending to approx 288sqm/3,100sq.ft with on site parking available under separate licence.

The Office space is in very good decorative order.

- Double Glazed Windows
- Mainly Open Plan
- Wall Mounted Heating
- Fully Carpeted
- Suspended Ceiling
- 2 Passenger Lifts
- Male and Female WC's on every floor
- Disabled WC to Ground Floor
- Manned Ground Floor Building Reception

## TENURE

Approx 2 years outside act lease. Lease commenced 8<sup>th</sup> March 2017.

## PASSING RENT

£37,176 pax plus Vat, Rates, Service Charge & Building Insurance.

## SERVICE CHARGE

Approx £8211 per Quarter includes Heating & Maintenance & On site Security & Manned Reception

## 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 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



**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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