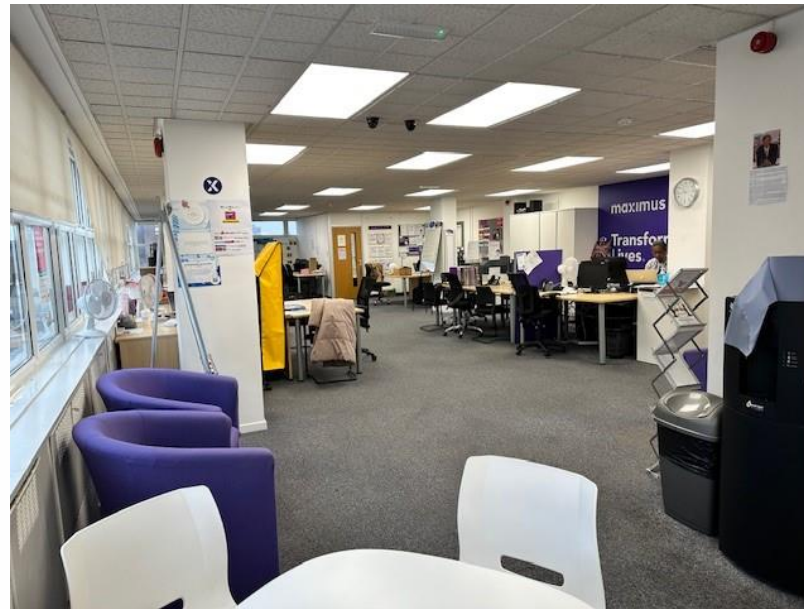


# ROMFORD

# TO LET

**TOWN CENTRE OFFICE SPACE  
APPROX 155sqm / 1,669sq.ft  
\*PARKING AVAILABLE UNDER SEPARATE LICENCE\***



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



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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

Part 3<sup>rd</sup> Floor Office Space extending to 155sqm/1,669sq.ft in good decorative order.

- Double Glazed Windows
- Mainly Open Plan
- Fully Carpeted
- Suspended Ceiling
- Wall Mounted Heating
- Entryphone
- 2 Lifts to all Floors
- On site Ground Floor Manned Reception
- Male & Female WC's in common parts
- Disabled WC to Ground Floor
- Kitchen area within Suite



## TENURE

New contracted out lease for a term to be agreed

## COMMENCING RENTAL

£30,000 pax plus Vat, Rates, Service Charge & Building Insurance.

## LEGAL COSTS

Each party to pay their own 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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Ref: ANDREW CAPLIN

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