

# ROMFORD

## TO LET TWO STOREY BUSINESS UNIT 4,793sq.ft (445sqm)



- 3-Phase electricity
- Intercom system
- Parking available
- High quality first floor offices
- Loading area/roller shutter
- Ground floor warehouse
- Gas

**1 BRIDGE CLOSE ROMFORD, RM7 0AU**



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

# SUMMARY

**RENT** £10.00 per sq.ft exclusive

**SIZE** Total: 4,793 sq. ft. (445 m<sup>2</sup>)

## 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 joint agents



**01708 731200 Ref: ANDREW CAPLIN**

**M: 07870 166162**

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

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



**Kieran Conlan**

**Tel: 01708 766733 / 07969 743810**

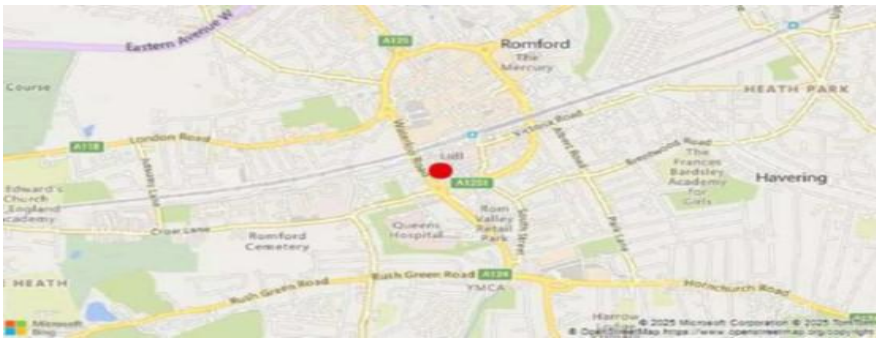
**Email: [kieran.conlan@kemsley.com](mailto:kieran.conlan@kemsley.com)**

**Ben Collins**

**Tel: 01708 759887 / 07740 565222**

**Email: [ben.collins@kemsley.com](mailto:ben.collins@kemsley.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 corrections 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**



## Location

Bridge Close is situated close to Romford Town Centre and Romford Overground station which provides easy access to London Liverpool Street station. Once Crossrail takes over, this will be re-branded as the Elizabeth line and services will be extended to Paddington and onwards to Reading and Heathrow Airport.

## Description

The property comprises a two storey business unit of brick and block construction with concrete flooring and accessed via roller shutter of personnel door. The property benefits from good quality office accommodation on the first floor with ground floor storage along with WC and kitchen facilities

## Accommodation

**Total: 4,793 sq. ft. (445 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a gross internal basis.*

## Tenure

The property is available by way of a new full repairing and insuring lease for a term up to five years

## Rent

£10.00 per sq.ft exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## Business Rates

Further information available upon request.

## Service Charge

A service charge is applicable. Further details on application

## EPC

An EPC has been commissioned at Band D.

## Legal Fees

Each party to bear their own legal costs incurred in this transaction

## Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded