

TO LET

Newly Refurbished Ground Floor Office Suite with Parking

1,765 sq. ft. (164 m²)

UNIT 6, STANTON GATE,
49 Mawney Road, Romford, RM7 7HL



- 4 allocated car parking spaces
- Self-contained
- Perimeter trunking

- Kitchen and WC facilities
- Fully carpeted
- Air-conditioning (untested)

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

Stanton Gate is located on Mawney Road which is on the edge of Romford town centre. Railway services are available to London Liverpool Street by rail. Romford is well situated with good access routes to Central London via the A12, providing a direct link to the M25 and the A406 North Circular.

DESCRIPTION

The property comprises a self-contained Ground Floor Office Unit comprising predominantly open plan accommodation with two smaller offices / meeting rooms, kitchen / break out area, server room and allocated WCs. The unit benefits from wall mounted air-conditioning units (untested) with radiators in the WCs.

Externally, there are 4 allocated car parking spaces.

ACCOMMODATION

Total: 1,765 sq. ft. (164 m²)

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

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£35,300 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £27,500. Interested parties are advised to make their own enquiries of the London Borough of Havering.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band C.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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