



SERVICED OFFICES IN ROMFORD

## Queens Court, 9-17 Eastern Road, Romford, RM1 3NG

Serviced Office Suites in Romford - Suitable for small, medium and larger businesses / occupiers

<b>Tenure</b>	To Let
<b>Available Size</b>	226 to 1,304 sq ft / 21 to 121.15 sq m
<b>Rent</b>	£900 per month
<b>EPC Rating</b>	D (88)

### Key Points

- Available to let on flexible lease terms with quick setup - would suit a variety of business and office occupiers
- A variety of office suites available (226 sq ft & upwards)
- Rent, rates, insurance, and utilities included within one charge
- Suitable for temporary or longer term agreements
- Located within a short distance of Romford Train Station
- 1 to 50 desks available
- Parking available if required

# Queens Court, 9-17 Eastern Road, Romford, RM1 3NG

## Summary

Available Size	226 to 1,304 sq ft
Rent	£900 per month
EPC Rating	D (88)

## Description

Queens Court is a multi-storey purpose built office building. The available accommodation comprises a range of serviced office suites. WC facilities and kitchen facilities are located on each floor. Disabled access facilities. 24 access is available.

The serviced office charge is all inclusive, and includes the following;

- Business Rates
- Water / Electric/ Gas Bills
- Security / Management of building and offices
- Fire / alarm services
- Access control
- Dedicated Fibre Leased line (additional Bandwidth chargeable)
- Resolution of Telephony and IT issues (If these are being managed by RMS)
- Cleaning / maintenance of the building / premises (common areas only)
- General refurbishment / IT Infrastructure
- Includes standard decor, lighting, flooring as seen
- Data points / IT wiring within workspace
- Existing IT Infrastructure (any additional IT tbc)
- Office Furniture (or you can bring in your own)

Additional charges will generally apply for the following,

- Telephone Calls
- Cleaning of Individual offices
- Parking

## Location

Queens Court is located on Eastern Road in Romford town centre, a short distance away from South Street. The property is located within the office and professional quarter of Romford town centre and is a short walk from Romford Mainline Station. Romford station provides regular services to Liverpool Street and Stratford and will be a Crossrail station. The location is also well served by bus routes to East London and Essex.

The main retail and leisure area (Liberty Shopping Centre and The Brewery) in Romford is also within walking distance from the offices.

## Accommodation

The rental figures are inclusive of rates, insurance and utilities.

Description	Sq ft	Rent
Suite No. (Floor)	478	£2,000 per month
Suite No. (Floor)	350	£1,400 per month
Suite No. (Floor)	250	£1,000 per month
Suite No. (Floor)	226	£900 per month

## Video



## Viewing & Further Information

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● - <https://www.youtube.com/watch?v=xMM8HY5xEsU>



