

# ROMFORD

# TO LET

**1<sup>st</sup> FLOOR SELF CONTAINED OFFICE UNIT**  
**Approx 86.4sqm/930sq.ft**  
**PLUS 2 CAR PARKING SPACES**



**1<sup>st</sup> FLOOR, UNIT 4 STANTON GATE, 49 MAWNEY ROAD, ESSEX RM7 7HL**

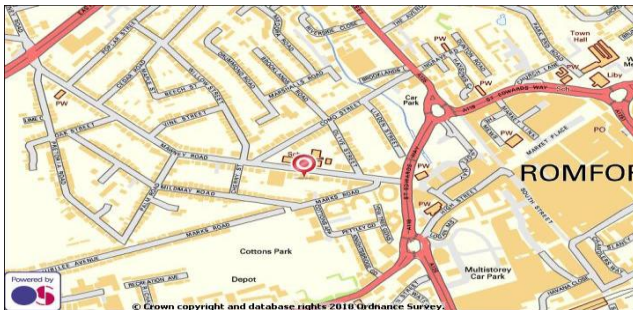


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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



## 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 1<sup>st</sup> Floor Office Unit with both kitchen and WC. The office benefits from having a security alarm system.

Externally, this suite benefits from 2 allocated car parking spaces.

- 2 allocated car parking spaces
- Self-contained Office Unit
- Kitchen and WC
- Fully carpeted throughout
- Perimeter trunking

## ACCOMMODATION

**Total 86.4sqm/930sq.ft**

The above floor area is approximate on a net internal basis.

## TENURE

New Lease for a term to be agreed

## COMMENCING RENT

£20,000 pax plus Vat, Rates & Service Charge (includes Building Insurance)

## EPC

An EPC Certificate has been commissioned at Band B.

## TO LET ON A NEW LEASE

**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 Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

**VIEWING** Strictly by appointments via agent



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