

# North House, St. Edwards Way, Romford, RM1 3AE

NORTH HOUSE

NORTH  
HOUSE

## TO LET

Office

5,268 to 15,804 sq ft / 489.4 to  
1,468.2 sq m

£15 per sq ft

# 6th, 7th & 8th floors of a prominent Town Centre office building in Romford, within 10 min walk of Elizabeth Line station



- 360 degree window aspects, offering excellent natural light
- Two passenger lifts
- A good ratio of parking on site, to be negotiated
- Air-conditioned
- Excellent transport links, being less than 10 minute walk to Romford Station with Elizabeth Line, Overground and Greater Anglia services
- Providing direct connection to the City in under 30 minutes

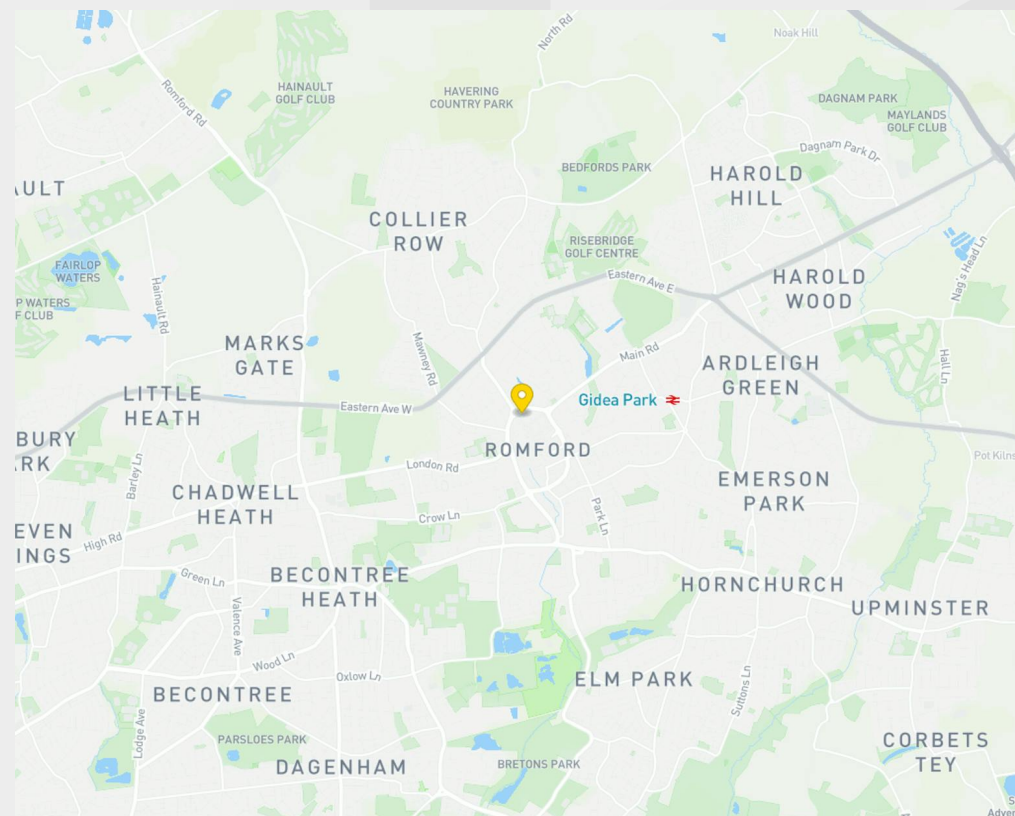


## Description

The available space occupies the 6th, 7th and 8th floors of this purpose built office building. The building benefits from a large car park and staffed reception, as well as two passenger lifts serving all floors. The space can be leased as a whole to a single occupier, or as individual floors and is currently arranged in an open plan format with some meeting rooms on each floor. There are separate WC facilities on each floor also.

## Location

Occupying a prominent position in Romford Town Centre with frontage to St. Edwards Way. The building is position at the corner of North Street, a major shopping street and commercial district for the area with numerous national retailers represented including a well of eateries, coffee shops and the Liberty Shopping Centre and The Brewery mall. Romford Station is less than 10 minutes walk, with Elizabeth Line, Overground (Liberty Line) and Greater Anglia rail services, providing direct connection to the City in under 30 minutes.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service charge	EPC	Availability
6th	5,268	489.41	£15	£8.22	On Application	B (40)	Available
7th	5,268	489.41	£15	£7.64	On Application	B (40)	Available
8th	5,268	489.41	£15	£7.64	On Application	B (40)	Available

### Tenure

New Lease

### EPC

B (40)

### VAT

Applicable

### Configuration

Fitted. CAT A

### Contacts

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### Further Information

[View on Website](#)

[Floor Plans](#)

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