

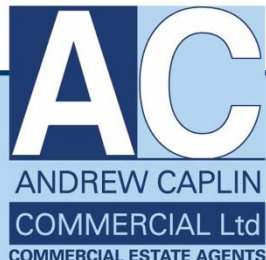
ROMFORD

TO LET

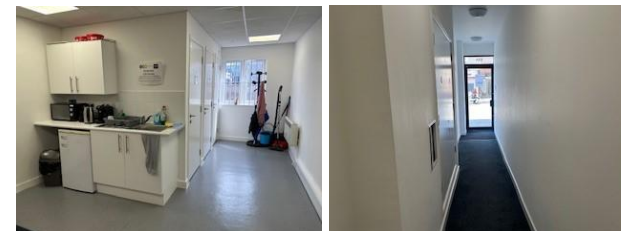
**PRIME CENTRALLY LOCATED
MAIN TOWN CENTRE OFFICE SPACE
TOTALLING APPROX 149sq.m/1600sq.ft**



1st FLOOR, 69a SOUTH STREET, ROMFORD RM1 1NL



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



LOCATION

Prime Town Centre located office space within the main pedestrianized section of South Street above Snappy Snaps and Parmars Shoes and close to Santander in this busy location.

DESCRIPTION

1st Floor Office Space with prominent Ground Floor Entrance and excellent 1st floor window display signage potential.

The offices extend to approx 149sq.m/1600sq.ft

FEATURES

- Good decorative order
- Prime position
- Ground Floor Street Entrance
- Electric Heating
- 1st Floor Window Signage potential
- Carpeted
- Suspended Ceiling
- Kitchen
- W.C.'s x 3
- 3 Compartment perimeter trunking
- Mainly open plan with 3 partitioned offices
- Entry phone

TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

COMMENCING RENTAL

£30,000 pax plus Vat, Rates & Service Charge.

LEGAL COSTS

To be borne by ingoing Tenant.

ADMINISTRATIVE FEE

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.

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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