

ROMFORD

TO LET

**6th, 7th & 8th FLOORS OF A PROMINENT TOWN CENTRE OFFICE BUILDING
IN ROMFORD, WITHIN 10 MIN WALK OF ELIZABETH LINE STATION
5,268 to 15,804 sq.ft / 489.4 to 1,468.2sqm
£15 per sq.ft**



NORTH HOUSE, ST. EDWARDS WAY, ROMFORD

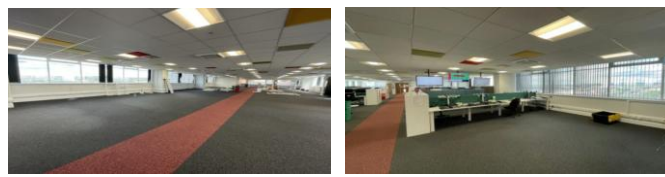


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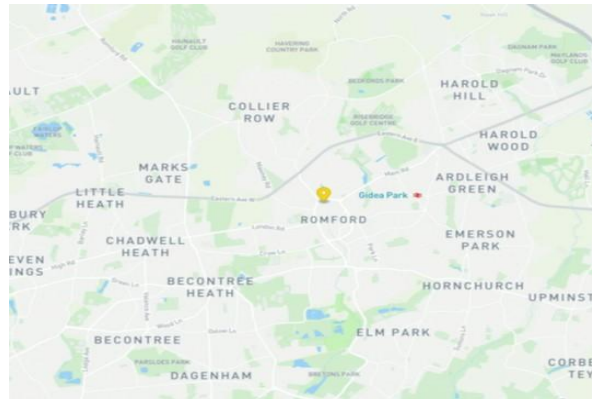
www.andrewcaplincommercial.com

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



LOCATION

Occupying a prominent position in Romford Town Centre with frontage to St. Edwards Way. The building is positioned 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.



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.

- 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

ACCOMMODATION/AVAILABILITY

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

TENURE

New Lease

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

EPC

B (40)

VAT

Applicable

Configuration

Fitted CAT A

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 Identity checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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