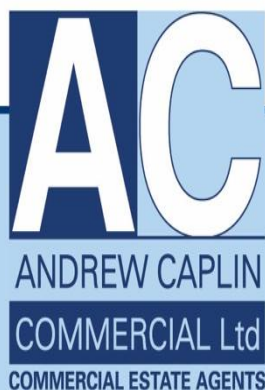


ROMFORD

**TOWN CENTRE OFFICE SPACE
APPROX 396sqm/4,126sq.ft
PLUS 2 CAR PARKING SPACES
LEASE TO ASSIGN/SUB LET
*INCENTIVES AVAILABLE***



**1st FLOOR EAST, BLACKBURN HOUSE,
22-26 EASTERN ROAD, ROMFORD, ESSEX RM1 3PJ**

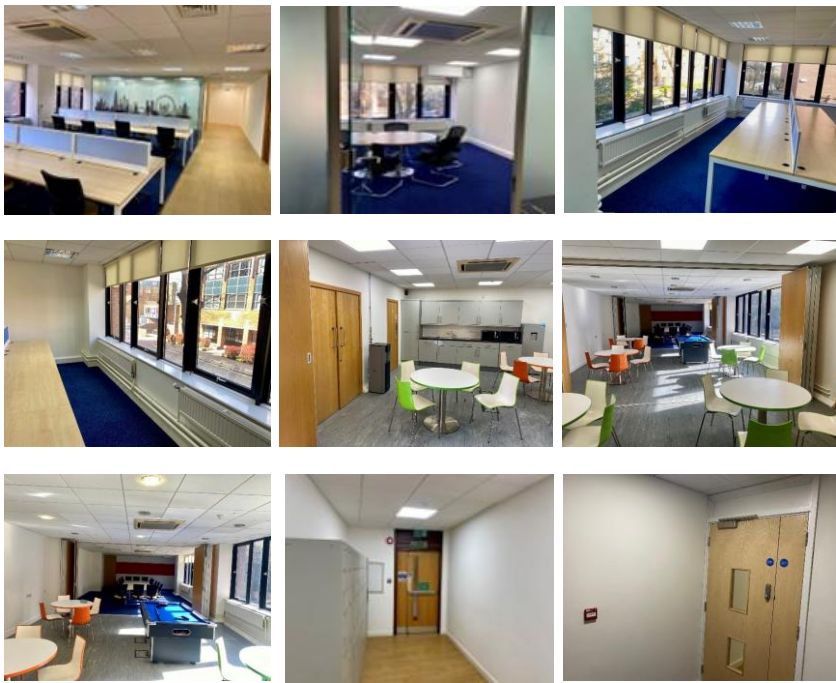


01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



SUMMARY

RENT:

£73,161 pax plus Vat, Service Charge, Business Rates and Building Insurance

SIZE:

APPROX 396sqm/4,126sq.ft

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



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162
info@ac-commercial.com
www.andrewcaplincommercial.com

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT

Location

Blackburn House is situated in the main office centre of Romford within easy walking distance of Romford British Rail Station and the Elizabeth Line

Prime shopping facilities are also within easy walking distance

Romford Town Centre is located 6 miles from the M25 Motorway (Junction28) which is reached via the A12

Description

Blackburn House is a 5 Storey Town Centre Office Building providing quality professional office accommodation.

1st Floor East provides mainly Open Plan modern Office Space being Fully Carpeted and equipped with its own Kitchen and Partioned Boardroom

- 2 Car Parking Spaces
- 2 Passenger Lifts
- Ground Floor Reception
- Male & Female WC.s

Tenure

Held under an existing due to expire December 2027 at a current passing rental of £73,161 pax plus Vat, Service Charge, Business Rates and Building Insurance

Lease to Assign/Sub Let/or Maybe A New Longer Lease Via the Landlord

INCENTIVES AVAILABLE

Service Charge

We are advised by our Client that his is currently £32,000pa plus Vat

Business Rates

Via VOA Website the current RV is 75,500. Our Client currently pays £32,000 per annum payable.

Legal Costs

To be paid by ingoing tenant

Administrative Fees

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