

# ROMFORD

# TO LET

**TOWN CENTRE OFFICES**  
**APPROX 4,608-10,264sq.ft (428.1-953.6sqm)**  
**AVAILABLE SEPARTELY**



**3<sup>rd</sup> & 4<sup>th</sup> FLOORS, HCL HOUSE, 28-36 EASTERN ROAD, RM1 3PL**

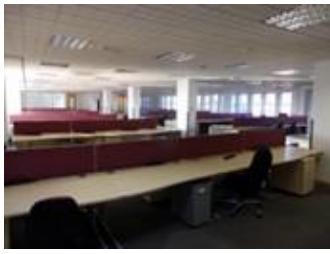


01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

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



## LOCATION

The property occupies a prominent corner position, fronting Eastern Road and the A1251.

The A12 is approximately 1 mile North, providing a link to the A127 at the Gallows Corner junction and the M25 thereafter.

Romford Train Station is less than approx. 0.5 miles away, providing a service to London Liverpool Street in approx. 18 minutes.

## THE PROPERTY

Our client is offering the third and fourth floors to let, available separately or combined.

Both floors are accessed by two passenger lifts. The fit out includes LED lighting, air conditioning, suspended ceilings and perimeter trunking.

There are toilets to each floor and kitchen on the 4<sup>th</sup> floor.

There is onsite parking to the rear, allocated as 3 spaces per floor.

## ACCOMMODATION

The approximate net internal floor area is:

Third floor 5,656 sq ft 525.5 sq m

Fourth floor 4,608 sq ft 428.1 sq m

**Total space 10,264 sq ft 953.6 sq m**

Available separately or combined.

## TENURE

To be let on a new effective full repairing and insuring lease for a term to be agreed.

## FIGURES

Offers in the region of:

**Third floor** £113,120 per annum exclusive

**Fourth floor** £92,160 per annum exclusive

All other outgoings payable in addition. Subject to accounts and references, a rent deposit will be payable. A service charge will be payable for communal costs/exterior maintenance on an area occupied basis.

## LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs incurred.

## EPC

The EPC rating for the whole property is C55, expiring May 2027.

## TIMING

Available from March 2025.

## AGENT'S NOTE

All figures quoted are exclusive of VAT (if applicable). No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

The floor areas have been provided by a third party and should be verified by interested parties on site in due course.

## BUSINESS RATES

The Rateable Value (2023) for the whole property is £370,000, making the rates payable in the region of £202,000pa. A proportion according to floor space taken will be payable by the tenant.

**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](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://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.**