

**Unit 3
Exchange Street
Romford,
RM1 1RB**

**TO LET
BY WAY OF NEW
LEASE**

Price on Application

Located Exchange Street just behind South Street, Romford.

Various local and national occupiers are nearby and the premises is close to both The Liberty and The Brewery shopping centre.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Part of a new build development, with access from Exchange Street.

The premises is over ground floor and basement and left in shell condition, ready for immediate occupation.

Arranged as follows:

Ground floor: 4,811 sq. ft. approx.

Basement: 2,239 sq. ft. approx.

Total: 7,050 sq. ft. approx.

Rent

Price on Application

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Please refer to the Local Authority for more information on rates.

EPC

Available upon request.

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners agents PSS Commercial.

PSS kindly asks that all attendees must wear a mask at appointments and follow social distancing rules. Do not book an appointment if you or someone you have been in contact with is displaying possible Coronavirus (Covid-19) symptoms.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



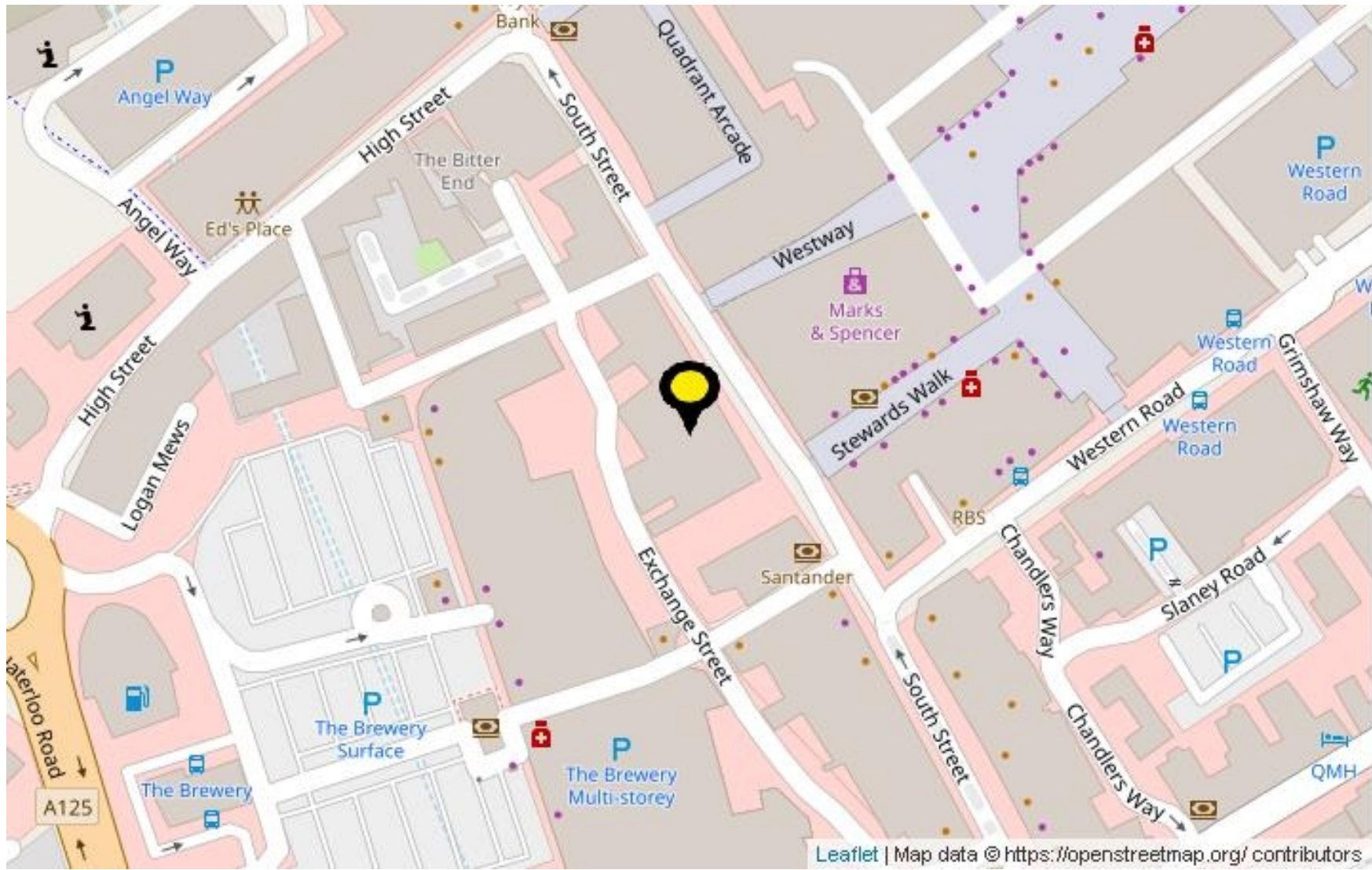
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