

ROMFORD

TO LET

**PRIME TOWN CENTRE OFFICE ACCOMMODATION
GROUND FLOOR SUITE APPROX 533.23sqm/5,740sq.ft.
*WITH CAR PARKING***



**GROUND FLOOR (SOUTH WING)
ST JAMES HOUSE, 27-43 EASTERN ROAD, ROMFORD ESSEX RM1 3NH**



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

LOCATION

St James House is prominently situated at the junction of Eastern Road and Mercury Gardens within the town centre ring road. The property benefits from good public transport facilities with Romford Station providing mainline rail services to Stratford and London Liverpool Street. Romford is also a major bus hub offering in access of 30 different routes servicing the surrounding towns. Road communications are good with the A12 and A127 trunk roads approximately 1¾ miles to the north providing in turn connections to the M25 at Junctions 28 and 29.

DESCRIPTION

The available accommodation comprises the Ground Floor South Wing.

The accommodation benefits from the following amenities:

- Excellent natural light
- Open plan office areas
- Perimeter & floor trunking
- Central heating
- Ground floor reception/concierge
- Car parking spaces on site
- Air Conditioned units replaced in the last couple of years
- Close BR Station / Crossrail / Elizabeth Line

AVAILABILITY

Ground Floor

South Wing -5,740sq.ft/533.23sqm

TENURE

Held under an existing lease with a tenant break option in June 2024. The lease end date is in June 2027.

CURRENT RENTAL

£16.00 per sq.ft Pax

LEGAL COSTS

To be paid by ingoing tenant

SERVICE CHARGE

Details on application

BUSINESS RATES

Via LBH
Tel: 01708 434343

EPC

To follow

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.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointment via agent



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