

ROMFORD

TO LET

**PRIME TOWN CENTRE OFFICE ACCOMMODATION
FROM 2,800sq.ft/260.12sq.m UP TO 8,540sq.ft/794sq.m
*WITH CAR PARKING***



ST JAMES HOUSE, 27-43 EASTERN ROAD, ROMFORD ESSEX RM1 3NH



01708 731200

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www.andrewcaplincommercial.com

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 below, which is accessible by two lifts. 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.
- Close BR Station / Crossrail.

AVAILABILITY

Ground Floor

South Wing -5,740sq.ft

3rd Floor

Part South Wing -2,800sq.ft

North Wing -5,886sq.ft - **LET**

Totals 794sqm/8,540sq.ft

COMMENCING RENTAL

£20.00 per sq.ft plus VAT, Rates and Service Charge

LEGAL COSTS

To be paid by ingoing tenant/tenants

SERVICE CHARGE

Details on application

BUSINESS RATES

Via LBH
Tel: 01708 434343

EPC

As attached.

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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