

ROMFORD

TO LET

**QUALITY AIR CONDITIONED OFFICE SUITES
APPROX 119sqm/1,280sq.ft UP TO 238sqm/2560sq.ft
*TOTAL OF 2 PARKING SPACES***



4th & 6th FLOORS, 10 WESTERN ROAD, ROMFORD, ESSEX RM1 3JT



01708 731200

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www.andrewcaplincommercial.com

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

LOCATION

10 western Road is located in the heart of Romford Town Centre, close to its junction with South Street and directly opposite the entrance to Romford Shopping Centre.

Romford British Rail Station and the town's public car parks are within easy walking distance.

DESCRIPTION

Quality Air-conditioned Office Suites

4 th Floor	-	1280sq.ft
6 th Floor	-	<u>1280sq.ft</u>
Totals	-	2560sq.ft

Total of 2 Car Parking Spaces

- Air Conditioned
- Passenger Lift
- Suspended Ceiling
- Fully Carpeted
- Male and Female W.C. Facilities
- Kitchen
- Total of 2 Car Parking Spaces
- Entry Phone
- 5 Partitioned Offices

TENURE

New FRI leases for a terms to be agreed with periodic rent reviews.

COMMENCING RENTALS

£25,600 pax plus VAT, Service Charge and Business Rates. **Per Floor**

LEGAL COSTS

To be paid by ingoing tenant

EPC

Attached

OCCUPATION

December 2023 or earlier by arrangement

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 appointments via agent



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