

ROMFORD

TO LET

GROUND FLOOR SELF CONTAINED OFFICE UNIT

**APPROX 75.62sqm/814sq.ft
PLUS 2 CAR PARKING SPACES**



Unit 4A, Stanton Gate, 49 Mawney Road, Essex RM7 7HL



01708 731200

info@ac-commercial.com

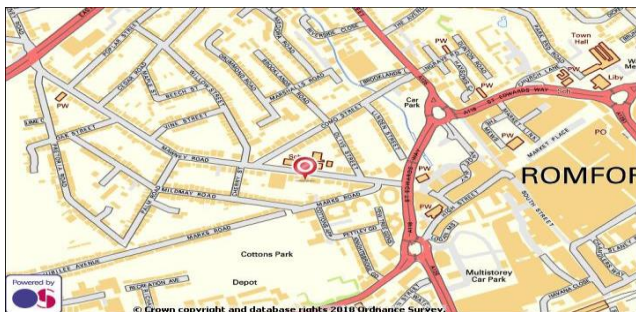
www.andrewcaplincommercial.com

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



LOCATION

Stanton Gate is located on Mawney Road which is on the edge of Romford town centre. Railway services are available to London Liverpool Street by rail. Romford is well situated with good access routes to Central London via the A12, providing a direct link to the M25 and the A406 North Circular.



DESCRIPTION

The property comprises a self-contained Ground Floor Office Unit with both kitchen and WC. The office benefits from having a security alarm system. Externally, this suite benefits from 2 allocated car parking spaces.

- 2 allocated car parking spaces
- Self-contained Office Unit
- Kitchen and WC
- Fully carpeted throughout
- Perimeter trunking



ACCOMMODATION

Total 75.62sqm/814sq.ft

The above floor area is approximate on a net internal basis.

TENURE

New Lease for a term to be agreed

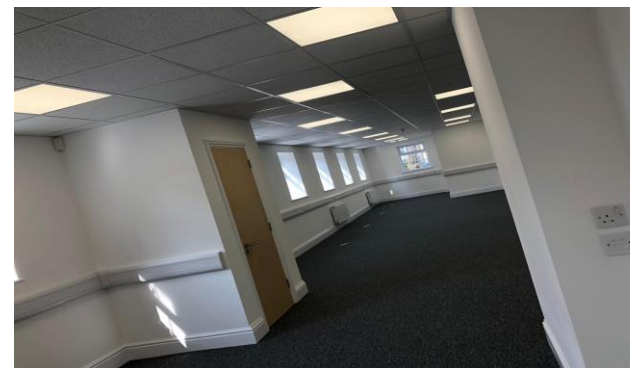
COMMENCING RENT

£18,000 pax plus Vat, Rates & Service Charge (includes Building Insurance)

EPC

An EPC Certificate has been commissioned at Band B.

TO LET ON A NEW LEASE



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 Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by Sole agents



**01708 731200 Ref: ANDREW CAPLIN
M: 07870 166162**

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