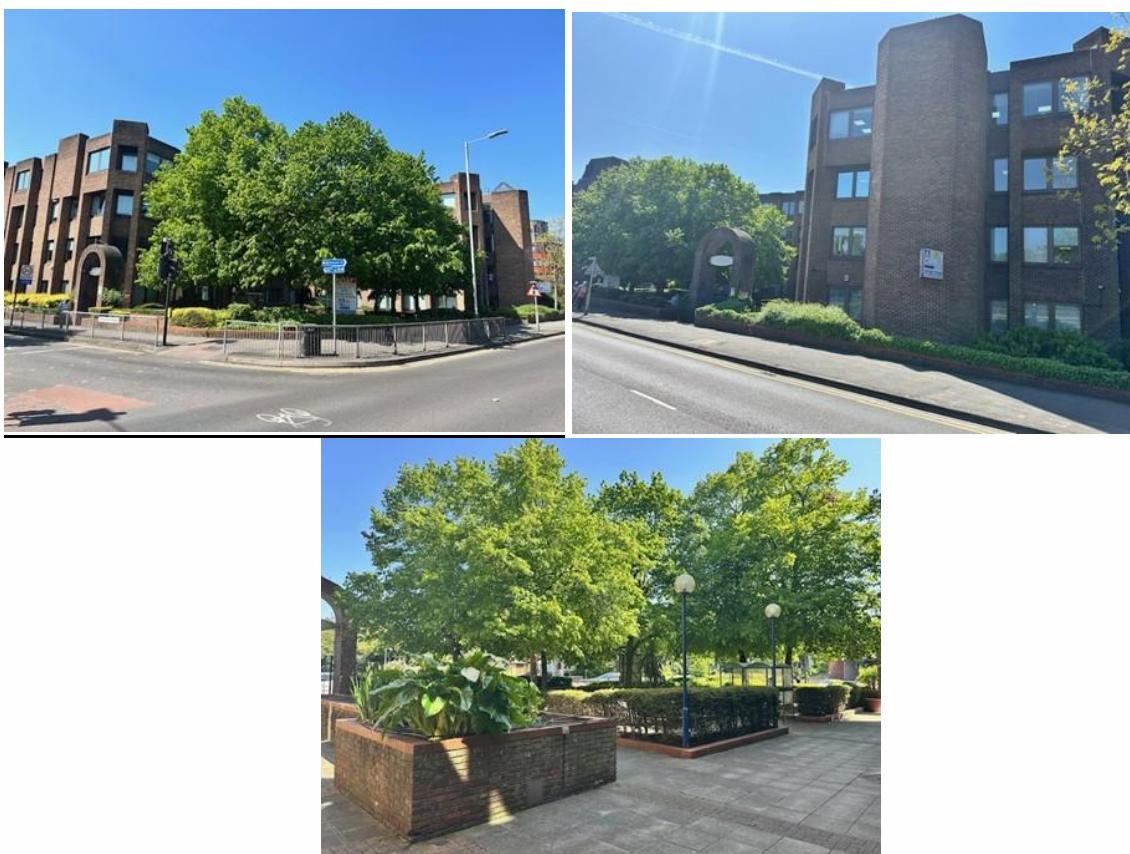


# ROMFORD

**PRIME AIR CONDITIONED OFFICE SPACE  
APPROX 307sqm/3,300sq.ft  
WITH CAR PARKING  
LEASE TO ASSIGN**



**2<sup>nd</sup> FLOOR, NORTH WIND, ST JAMES HOUSE,  
27-43 EASTERN ROAD, ROMFORD, ESSEX RM1 3NH**



## Location

St. James House is an extremely prominent multi let office building.

Fronting onto Mercury Gardens (Romford Ring Road) at its Town Centre junction with Eastern Road

## Description

The subject premises form part of the 2<sup>nd</sup> Floor North Wing and extend to 307sqm/3,300sq.ft approx with 2 onsite private car parking spaces.

The offices are in excellent decorative order

- Air Conditioned
- Gas Central Heating
- Fully Carpeted
- Suspended Ceiling
- Mainly Open Plan
- Ground Floor Manned Reception
- 2 Passenger Lifts
- Landscaped Courtyard/Garden

## Tenure

Held under an existing contracted out lease with an expiry in 2032 & a tenant break option in 2027.

## Current Rental

£59,492pax plus Vat, Rates, Service Charge & Building Insurance

**\*Lease to Assign or Subject to Landlords Consent potentially a new longer lease\***

## Legal Costs

Each party to pay their own legal costs

## Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

## EPC

To follow

## VIEWING

Strictly by appointments via agent



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## SUMMARY

### Current Rent:

£59,492pax plus Vat, Rates, Service Charge & Building Insurance

### Size:

Approx 307sqm/3,300sq.ft

### 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

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

**Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:** i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT