

ROMFORD

TO LET

**1st, 2nd & 3rd FLOOR SUITE OF OFFICES
TOWN CENTRE LOCATION
SIZES FROM 4,850sq.ft (451sqm)- 14,550sq.ft (1,352sq.m)**



1st, 2nd & 3rd FLOORS 3-5 EASTERN ROAD, ROMFORD ESSEX RM1 3NH



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



Location

Occupying a prominent position in the heart of Romford Town Centre and fronting Eastern Road on the corner with Chandlers Way. The building is a short distance from its junction with South Street.

Romford Mainline Station (into Stratford & Liverpool Street) is within easy walking distance. Romford Station will be a future Crossrail station, which is due in 2017.

The building is within easy walking distance of the town centres shopping facilities, restaurants and bars including The Brewery and the Liberty Shopping Centre.

Description

3-5 Eastern Road comprises a 5 storey purpose built office block with communal reception area and car parking.

The available suites are located on the 1st 2nd & 3rd floors and is currently partitioned to create a number of individual rooms.

There are shared male and female WC facilities available.

Amenities

- Full time staffed reception
- Two passenger lifts
- Private car parking spaces available
- Category II lighting & perimeter trunking
- Town centre location
- Opposite Romford station



Accommodation

	Sq.ft	Sq.m
First Floor (available Jan 2019)	4,850	451
Second Floor	4,907	456
Third Floor	4,850	451
Total NIA	14,607	1,358

Lease

A new lease is available from the Landlord, on a term to be agreed.

Rent

£17.50 per sq.ft. per annum exclusive of service charges, business rates, services and all other outgoings.

Service Charge

Further details available upon request.

Business Rates

London Borough of Havering
Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

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EPC C-70



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 appointments via agent



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