

TO LET

Newly Refurbished Office with
substantial parking

5,000 sq. ft. (464 m²)

1ST FLOOR, SAMAL HOUSE

Langley Close, Romford, Essex RM3 8XB

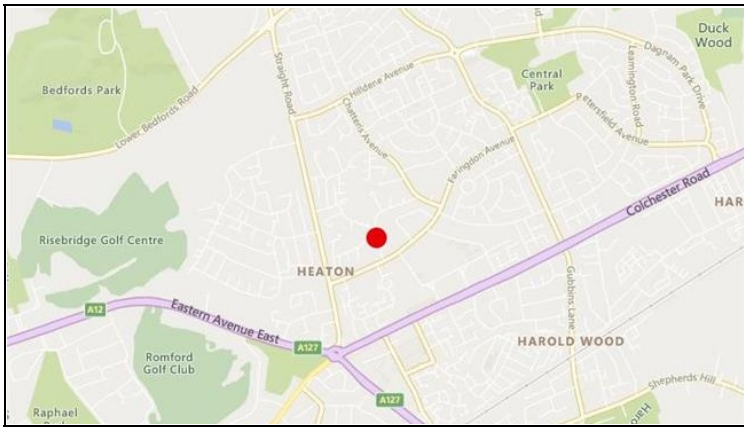


- 23 allocated parking spaces
- LED lights
- New carpet throughout

- Air-conditioning
- Perimeter trunking
- CAT 5 Cabling

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property entrance is located on Langley Close which forms part of the established Harold Hill industrial estate. The property benefits from good transport links with the A12 Eastern Avenue and A127 Southend Arterial Road in close proximity.

DESCRIPTION

The property comprises a self-contained part ground and first floor office suite within a multi-purpose building. Undergoing refurbishment the suite will benefit from new carpeting, new LED lighting and a repaint. The suite further benefits from air-conditioning, CAT 5 cabling and front gate and main door video intercom system. Externally, the suite benefits from 23 allocated car parking spaces.

ACCOMMODATION

Ground Floor:	605 sq. ft. (56 m ²)
First Floor:	4,395 sq. ft. (408 m ²)
Total:	5,000 sq. ft. (464 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band D - 84.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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