



## Feldwick Community Centre, Newcombe House, Padnall Road, Romford, RM6 5ER

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Purpose built community centre available in shell and core condition, suitable for a variety of community uses.

- Newly constructed facility
- Located in the heart of a new residential development
- Large bay windows to allow for natural light
- Ideal for a wide range of community-driven events

Interested?

Request more information.

020 8221 9610

[dobbinandsullivan.com](http://dobbinandsullivan.com)

## Summary

<b>Available Size</b>	1,606 sq ft
<b>Rent</b>	£25,000 per annum
<b>Business Rates</b>	It is recommended that the incoming tenant enquire with the local rating authority so that the property can be assessed.
<b>EPC Rating</b>	Upon enquiry

## Description

This newly constructed shell and core facility boasts a sleek, contemporary design with a charming brick façade that blends seamlessly into its surroundings. The center features large, inviting windows that flood the interior with natural light, creating a welcoming and open atmosphere for various activities and events. This community centre is designed to cater to the diverse needs of the community, offering versatile spaces suitable for group work, workshops and more. The double-door entrance provides easy access for all, while the surrounding green spaces offer a pleasant external environment.

## Location

This property benefits from convenient transport links, including major road networks such as the A12 and M25, facilitating easy access for clients, employees, and suppliers. Chadwell Heath Station is within 2 miles from the property and provides services on the Elizabeth Line, offering swift connections to central London and surrounding areas. The nearby green spaces and parks, such as Padnall Lake and Hainault Forest Country Park, offer excellent opportunities for recreational activities and team-building events.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial space	1,606	149.20

## Lease

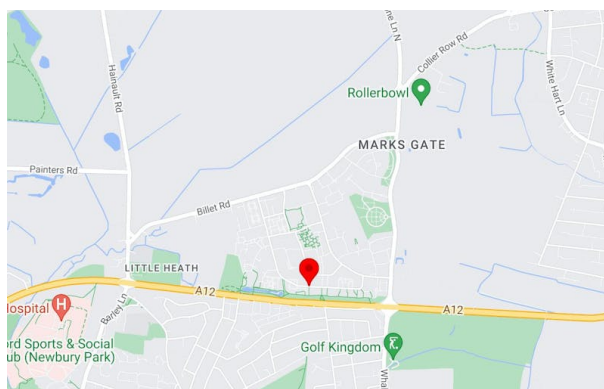
A new lease is available for a negotiable term.

## Viewings

All viewings will be carried out by a member of staff from Dobbin and Sullivan.

## Legal costs

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



## Viewing & Further Information

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### Nick Robinson MRICS

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