

TO LET

Two Storey Offices with Parking
2,264 SqFt (210.33 SqM)

UNIT 1, STANTON GATE

49 Mawney Road,
Romford, Essex RM7 7HL

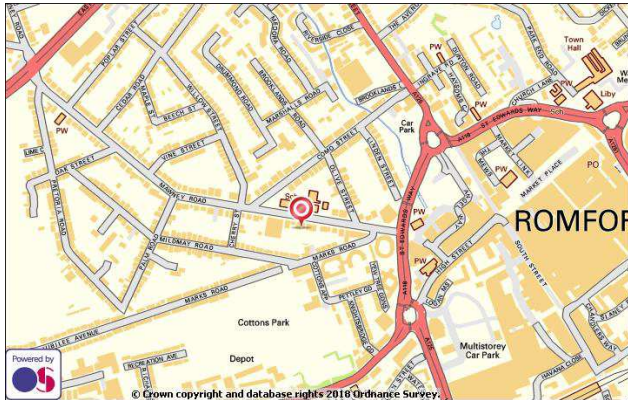


Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

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www.andrewcaplincommercial.com

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 two storey office suite within a purpose-built development. The suite benefits from primarily open plan office accommodation over two floors with its own dedicated personnel entrance and both kitchen and WC facilities. Externally, the suite benefits from 4/5 allocated car parking spaces.

ACCOMMODATION

Total 2,264SqFt / 210.33SqM

The above floor area is approximate and has been provided by our client 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.

EPC

An EPC Certificate has been commissioned at Band D.

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.

LEGAL FEES

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

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.

Viewing

Via joint sole agents



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