

5 Conqueror Court, Spilsby Road, Harold Hill, Romford, RM3 8SB



Ground floor offices approx 1280 sq ft (119sq m)

TO LET - Rent Reduced

- On site parking
- Perimeter trunking
- Open plan
- Double glazing
- LED lighting

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property is located on Spilsby Road, within the established Harold Hill Industrial area, to the north east of Romford town centre. Road communications are excellent with good access to the M25/A127/A12. Rail facilities are provided at Harold Hill rail station with a service into London Liverpool Street in approx 35 mins, whilst the area is well served with numerous bus routes.

The property

Forming part of a two storey building occupied by our clients, the available space comprises part of the ground floor arranged as modern open plan offices with shared ladies/gents toilets. Externally there is parking for 2-3 cars.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

1280 sq ft 119 sq m

Terms

To be let on an effective full repairing and insuring lease for 1-3 years.

Figures

£26,500 per annum **including** service charge, building insurance, utilities plus Vat.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

Energy Performance Certificate

The EPC rating is C66.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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