

ROMFORD

NEWLY REFURBISHED PRIME
CENTRALLY LOCATED MAIN TOWN
CENTRE OFFICE SPACE
TOTTALLING APPROX
149sq.m/1600sq.ft

TO LET

1ST FLOOR, 67/69
SOUTH STREET
ROMFORD ESSEX RM1 1NL



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

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

www.andrewcaplincommercial.com

Location

Prime Town Centre located office space within the main pedestrianized section of South Street above Snappy Snaps and Parmars Shoes opposite Santander in this busy location.

Description

Newly refurbished 1st Floor Office Space with prominent Ground floor entrance and excellent 1st floor window display signage potential.

The offices extend to approx 149sq.m/1600sq.ft and available for immediate occupation.

Features

- Prime position
- Newly refurbished
- Ground Floor Street Entrance
- Electric Heating
- 1st Floor Window Signage potential
- Newly Carpeted
- Suspended Ceiling
- Kitchen
- Male & Female W.C.'s
- 3 Compartment perimeter trunking

Tenure

New FRI lease for a term to be agreed with periodic upward only rent reviews.

Commencing Rental

£25,000 pax plus Vat, Rates & Service Charge.

Legal Costs

To be borne by ingoing Tenant.

References

Andrew Caplin Commercial Limited charges a fee of £125.00 plus VAT at the prevailing rate taking up references upon proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

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

Strictly by appointment via sole agents



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Energy Performance Certificate

To follow