

TO LET
RENT REDUCED TO £8.50 PER SQ.FT.
PART AIR CONDITIONED
TOWN CENTRE OFFICES
79m²/850ft² and 112.32m²/1,209ft²
TOTALS 191.29m²/2,059ft²



2ND FLOOR,
1-5 HIGH STREET ROMFORD.

1st Floor ♦ 1 Chandlers Way ♦ Romford ♦ Essex ♦ RM1 3JZ
Tel: **01708 731 200** ♦ Fax: **01708 731 203**
email: **info@ac-commercial.com** ♦ **www.andrewcaplincommercial.com**

LOCATION:

The subject premises are prominently and conveniently located in the High Street, with the benefit of extensive 1st and 2nd floor window visibility to the corner section of High Street/South Street in the Heart of the Town Centre.

The premises are therefore will located, adjacent to the Prime Shopping areas and within a short walk of Romford B.R. Station.

DESCRIPTION:

The available premises are at second floor level, providing 2 suites as follows:

850 ft² and 1,209ft²

Totals 2,059ft² approx

AMENITIES:

- Self contained
- Entry phone
- Unrivalled window visibility
- Male and female WC's
- Passenger lift
- Mainly open plan
- Part Air Conditioned on 2nd floor only

TENURE:

New Lease/s

COMMENCING RENT:

£ 8.50 per sq.ft. pax.

SERVICE CHARGE:

A service charge is payable, details on request.

BUSINESS RATES:

Upon application.

LEGAL COSTS:

To be borne by the ingoing tenant.

VIEWING:

Via **ANDREW CAPLIN COMMERCIAL LIMITED.**