

TO LET

1st, 2nd & 3rd FLOOR SUITE OF OFFICES
TOWN CENTRE LOCATION

3-5 EASTERN ROAD, ROMFORD, ESSEX, RM1 3NH

SIZES FROM 4,850FT² (451M²) - 14,550FT² (1,352M²)



3-5 EASTERN ROAD

ROMFORD, ESSEX, RM1 3MH



Occupying a prominent position in the heart of Romford Town Centre and fronting Eastern Road on the corner with Chandlers Way. The building is a short distance from its junction with South Street.

Romford Mainline Station (into Stratford & Liverpool Street) is within easy walking distance. Romford Station will be a future Crossrail station, which is due in 2017.

The building is within easy walking distance of the town centres shopping facilities, restaurants and bars including The Brewery and the Liberty Shopping Centre.

Description:

3-5 Eastern Road comprises a 5 storey purpose built office block with communal reception area and car parking.

The available suites are located on the 2nd & 3rd floors and is currently partitioned to create a number of individual rooms. There are shared male and female WC facilities available. .

Amenities

- Full time staffed reception
- Two passenger lifts
- Private car parking spaces available
- Category II lighting & perimeter trunking
- Town centre location
- Opposite Romford station

Accommodation:

	ft ²	m ²
First Floor (available Jan 2019)	4,850	451
Second Floor	4,907	456
Third Floor	4,850	451
Total NIA	14,607	1,358

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

A new lease is available, direct from the landlord, on a term to be agreed.

Rent:

£17.50 per sqft per annum exclusive of service charges, business rates, services and all other outgoings.

Service Charge

Further details available upon request.

Business Rates:

London Borough of Havering
Interested parties are advised to make their own enquiries with the Local Authority.

EPC Title:

C-70

Legal Costs:

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

Viewing:

By appointment with joint agents
Strettons
Central House,
189-203 Hoe Street
London, E17 3SZ
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