

ROMFORD

TO LET

**PROMINENT TOWN CENTRE/OFFICES/LADIES HEALTH CLUB USE
APPROX 192.84sq.m/2,076sq.ft**



1st FLOOR, 1-5 HIGH STREET, ROMFORD, ESSEX RM1 1JU



LOCATION

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

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

DESCRIPTION

The available premises are self-contained at first floor level, providing approximately **2076 sq ft.** being suitable for a variety of professional office users, or Ladies Health Club use Planning granted in May 2007. Planning Ref PO367.07

AMENITIES

- Office or Ladies Health Club
- Self Contained
- Entry Phone
- Unrivalled Window Visibility
- Male and Female WC's
- Passenger Lift
- Mainly Open Plan

TENURE

New Lease

COMMENCING RENTAL

£31,140 pax plus Vat.

SERVICE CHARGE

A service charge is payable, details on request.

LEGAL COSTS

To be borne by the ingoing tenant.

EPC

To follow

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.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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