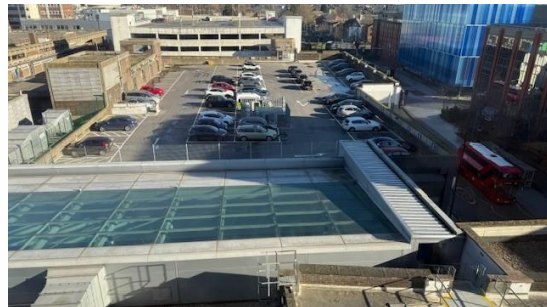
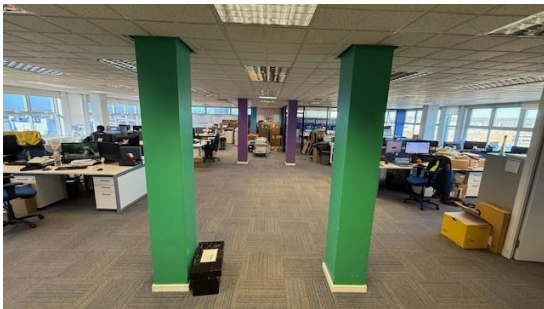
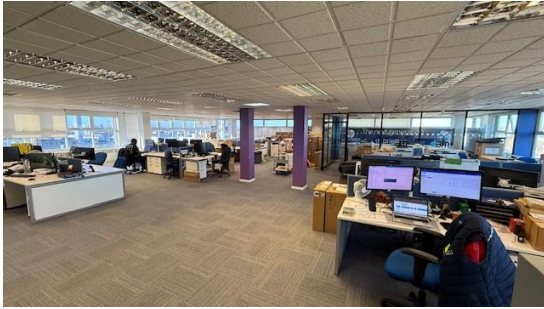


ROMFORD TO LET

TOWN CENTRE OFFICE SPACE

TOTALS 288sqm/3,100sq.ft approx

ON SITE PARKING UNDER SEPARATE LICENCE



**6th FLOOR, LAMBOURNE HOUSE,
7 WESTERN ROAD, ROMFORD, ESSEX RM1 3LD**

Location

The subject premises are located in Western Road adjacent to the Liberty Shopping Centre in Romford Town Centre within a short walk of Romford Station/Elizabeth Line

Description

6th Floor Office Space extending to approx 288sqm/3,100sq.ft with on site parking available under separate licence.

The Office space is in very good decorative order.

- Double Glazed Windows
- Mainly Open Plan
- Wall Mounted Heating
- Fully Carpeted
- Suspended Ceiling
- 2 Passenger Lifts
- Male and Female WC's on every floor
- Disabled WC to Ground Floor
- Manned Ground Floor Building Reception

Tenure

New outside act lease with mutual rolling break option from December 2027.

Rent

£40,000 pax plus Vat, Rates, Service Charge & Building Insurance

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

Service Charge

Approx £29,309.49 plus Vat includes Heating & Maintenance & On site Security & Manned Reception

Business Rates

Via LBH T: 01708 434343

Legal Costs

Each party to pay their own legal costs

Ingoing tenant to pay landlords abortive legal costs if they withdraw after Solicitors have been instructed.

EPC

To follow

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

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

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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