

## TO LET

### Two Storey Offices with Parking

2,264 SqFt (210.33 SqM)

## UNIT 1, STANTON GATE

49 Mawney Road, Romford, Essex RM7 7HL

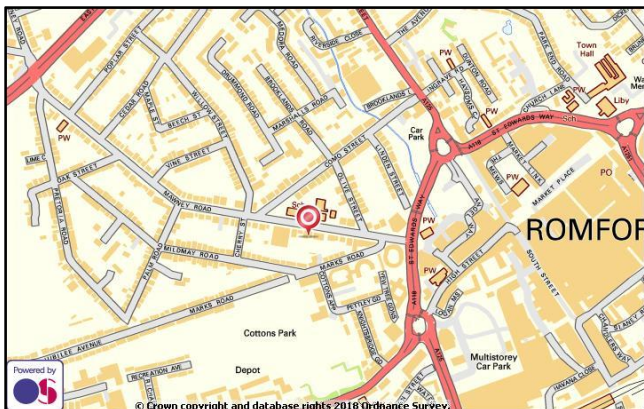
- 5/6 Allocated car parking spaces
- Gas central heating
- Self-contained Office Suite

- Kitchen and WC facilities
- Fully carpeted throughout

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

Stanton Gate is located on Mawney Road which is on the edge of Romford town centre. Railway services are available to London Liverpool Street by rail. Romford is well situated with good access routes to Central London via the A12, providing a direct link to the M25 and the A406 North Circular.

## DESCRIPTION

The property comprises a self-contained two storey office suite within a purpose-built development. The suite benefits from primarily open plan office accommodation over two floors with its own dedicated personnel entrance and both kitchen and WC facilities. Externally, the suite benefits from 5/6 allocated car parking spaces.

## ACCOMMODATION

**Total** **2,264 SqFt / 210.33 SqM**

The above floor area is approximate and has been provided by our client on a net internal basis.

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## EPC

An EPC Certificate has been commissioned at Band D.

## RENT

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Further information available on request.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

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

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via sole agents

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