

ROMFORD
(CONFIDENTIALLY AVAILABLE)

**AIR CONDITIONED PROMINENT
TOWN CENTRE OFFICE SPACE**

334m²/3,591ft² APPROX
***WITH DDA COMPLIANT PASSENGER
LIFT***



2nd Floor, 1 - 3 WESTERN ROAD
ROMFORD ESSEX.

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 occupy a prominent and convenient location in Western Road, close to its corner junction with South Street in the Town Centre.

Description

2nd Floor Air-conditioned office space extending to 334m² /3,591sq.ft. with ground and upper floor window signage.

- Town Centre Offices
- Air-conditioned
- DDA compliant passenger lift
- Own W.C.'s and Kitchen
- Extensive window signage
- Entry phone

Tenure

New lease for a tenant to be agreed with periodic rent reviews.

Commencing Rent

£12 per sq ft plus rates and service charge NO VAT.

Legal Costs

To be paid by ingoing tenant.

Viewing & Further Information

Contact sole letting rights agents

Viewings must be personally accompanied by Andrew Caplin



01708 731200

Ref: ANDREW CAPLIN M: 07870 166162

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www.andrewcaplincommercial.com

Energy Performance Certificate

Attached