

ROMFORD (CONFIDENTIALLY AVAILABLE)

AIR CONDITONED 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

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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

 2^{nd} Floor Air-conditoned office space extending to $334m^2$ /3,591sq.ft. with ground and upper floor window signage.

- Town Centre Offices
- Air-conditoned
- 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

 \pounds 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



Ref: ANDREW CAPLIN M: 07870 166162 info@ac-commercial.com www.andrewcaplincommercial.com

Energy Performance Certificate

Attached