



AVAILABLE - TO LET

SELF-CONTAINED OFFICE BUILDING

258-262 ROMFORD ROAD, LONDON, E7 9HZ

Office For Rent, 2,550 - 10,390 Sq Ft £12.50 Per Sq Ft

All enquiries to

020 8520 9911

strettons.co.uk



STRETTONS

EST 1931

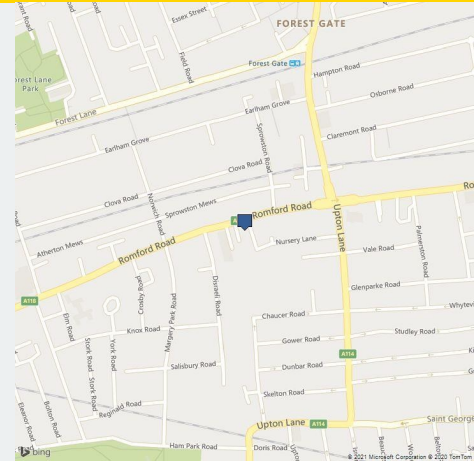
258-262 ROMFORD ROAD, E7 9HZ

Office For Rent, 2,550 - 10,390 Sq Ft £12.50 Per Sq Ft



STRETTONS

EST 1931



Self-Contained Office Building

Situated on the south side of Romford Road (A118) close to the junction with Upton Lane and Woodgrange Road. This is a mixed commercial and residential area, with well-established retail terraces on Woodgrange Road. Forest Gate and Wanstead Park National Rail Network Stations are within walking distance and numerous bus routes served the area. Stratford Town Centre is approximately 1.5 miles to the west.

A concrete framed office building on ground and 7 upper floors with forecourt parking and rear parking off Nursery Lane. The building has been occupied by Barclays Bank for a number of years.

Highlights

- Prominent building
- Well located main road position
- Open reception area
- Passenger lift
- Parking for approximately 16 cars at front and rear

Rent	£12.50 Per Sq Ft
Business Rates (Est)	TBC
Building type	Office
EPC Rating	D-90
Lease Details	New FRI leases for terms to be agreed.
Service Charge	£4.50 Per Sq Ft

Floor	Size Sq Ft
Ground Floor	2,400
1st Floor	2,600
2nd Floor	2,655
3rd Floor	2,645
4th Floor	2,675
5th Floor	2,580
6th Floor	2,585
7th Floor	2,550
Total Internal Area	20,690

Contact us

Strettons

Waltham House, 11 Kirkdale Road, London, E11 1HP
strettons.co.uk
020 8520 9911
@strettons1931

Sean Crowhurst

D 020 8509 4436
sean.crowhurst@strettons.co.uk

Ted Nowell

D 07974 620 057
ted.nowell@strettons.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.