

## TO LET

Prominent Corner Retail Unit/A2 Office  
Totalling approx. 97.48sqm/1,049sq.ft

**\*With Forecourt Car Parking\***

**\*Additional Rear Vault maybe available\***

## ROMFORD

185 South Street  
Romford RM1



Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

**www.andrewcaplincommercial.com**

## LOCATION

The subject property occupies a prominent corner location in south street at its junction with Marden Road virtually opposite BR Station/Crossrail in the Town Centre.

## DESCRIPTION

Prominent Ground Floor Corner Retail/A2 Office Unit with forecourt parking.

Approximate dimensions and areas as follows:-

Frontage  
18ft 6ins / 5.7m

Depth  
24.76m/81ft

Ground Floor Area  
97.48sq m/1,049sq.ft approx.

Inclusive of Kitchen plus WC

- Forecourt Car parking
- Prominent retail/A2 Office Unit
- Air conditioned
- Glazed frontage
- Close to BR Station/Crossrail

## TENURE

New Lease for a term to be agreed with periodic upward only rent reviews

## COMMENCING RENTAL

£35,000 Pax plus Vat and Business rates.

## LEGAL COSTS

To be paid by ingoing tenant.

## 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.

## Viewing

Strictly by appointment via sole agents



**01708 731200**

**Ref: ANDREW CAPLIN M: 07870 166162**

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## EPC

To Follow