

## TO LET

### Refurbished Town Centre Offices

3,143 SqFt – 16,048 SqFt (292 M<sup>2</sup> - 1,491 M<sup>2</sup>)

LAMBOURNE HOUSE, 7 WESTERN ROAD,  
Romford, Essex, RM1 3LD

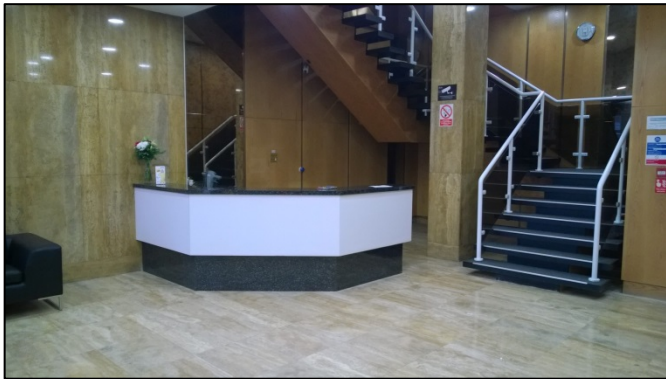
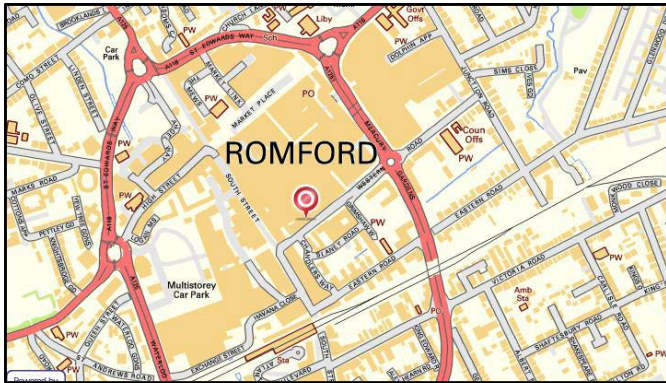


- Fully refurbished to include redecoration, new carpets and suspended ceiling
- Car parking available under separate licence
- Kitchen and WC facilities on each floor
- Two recently upgraded passenger lifts
- Refurbished ground floor manned reception

**KEMSLEY**  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



### LOCATION

Lambourne House is a prominent eleven storey office building located in Western Road adjoining one of the main entrances to The Liberty Shopping Centre in Romford Town Centre. The property is within close proximity to Romford railway station providing a frequent service to London Liverpool Street.

### DESCRIPTION

The property comprises refurbished town centre office accommodation with car parking available under separate licence.

### ACCOMMODATION

Second Floor:	6,619 SqFt / 615 M <sup>2</sup>
Fourth Floor:	3,143 SqFt / 292 M <sup>2</sup>
Sixth Floor:	3,143 SqFt / 292 M <sup>2</sup>
Eighth Floor:	3,143 SqFt / 292 M <sup>2</sup>
<b>Total:</b>	<b>16,048 SqFt / 1,491.2 M<sup>2</sup></b>

The above floor areas are approximate and have been provided by our client.

### TENURE

Available by way of a full repairing and insuring lease on terms to be agreed.

### EPC

An EPC Certificate has been commissioned at Band D.

### RENT

£12.00 per sq. ft. per annum exclusive.

### VAT

All rents, prices and premiums are exclusive of VAT.

### 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.

### CUSTOMER 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 joint agents

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