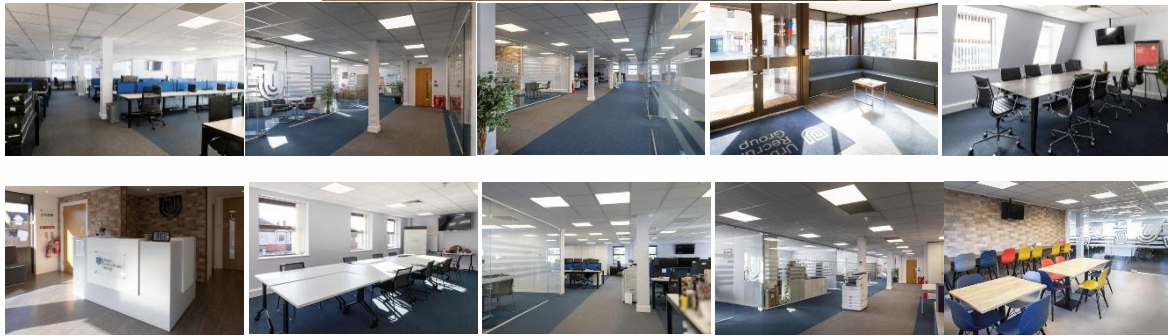


ROMFORD

HIGH PROFILE OFFICE BUILDING
1012.32sqm /10,896sq.ft approx
WITH 29 ONSITE CAR PARKING SPACES



111-115 NORTH STREET ROMFORD, ESSEX RM1 1ES



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

Location

The subject property occupies a very prominent & convenient position fronting North Street being close to the St. Edwards Way roundabout on the edge of Romford Town Centre

Description

High profile edge Town Centre Office Building available as a Whole or To Let on a floor by floor basis.

Approximate floor areas are as follows:

Ground Floor	357.05sqm /3843sq.ft
1 st Floor	375.05sqm /3843sq.ft
2 nd Floor	<u>298.22sqm /3210sq.ft</u>
Totals	1012.32sqm/10,896sq.ft.

With 29 on site car parking spaces

The property has been fitted out as Air-Conditioned high quality office space with each floor benefitting from their own Male & Female WC accommodation and kitchen and are served by a passenger lift

Feature/Amenities

- High Profile office building
- 29 on site car parking spaces
- Fully Air- Conditioned
- Disabled WC at Ground Floor
- Male & Female WC's to all floors
- Fully carpeted
- Auto lighting
- High speed internet
- Passenger Lift
- Showers to 1st & 2nd floors
- Security roller shutter/ Blinds to main entrance

Tenure

New FRI Lease/Leases

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

Commencing Rent/Rents

On application

Business Rates

Via LBH T: 01708 434 343

Legal Costs

Each party to pay their own legal costs

Epc

To follow

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

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.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



01708 731200 Ref: ANDREW CAPLIN M: 07870 166162

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Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT