



FOR SALE

Air conditioned office with car parking close to train station

7 Eastern Road, Romford
Essex RM1 3NH

OFFERS IN THE REGION OF

£2,400,000

Not elected to VAT

AVAILABLE AREA

9,382 sq ft

[871.95 sq m]

LOCATION

Located within the M25 and the London Borough of Havering, Romford is a major centre within Greater London with an estimated population of 130,000. The town is situated just off the A12 dual carriageway and approximately 4.5 miles from Junction 28 of the M25 motorway.

The property is approximately 150 metres from the entrance to Romford Train Station, which provides a frequent service to London Liverpool Street with up to 15 services an hour and journey times from approximately 17 minutes. Romford is situated within Zone 6 and benefits from being a Great Eastern Main Line, Overground and Elizabeth Line Station.

DESCRIPTION

7 Eastern Road forms a five storey detached office building. The ground floor provides a reception area and a disabled WC, and the remainder forms undercroft car parking with 9 marked car parking spaces, albeit it could be increased through double parking.

There is a 10 person passenger lift to the upper floors which generally provide open plan office accommodation benefitting from raised access floors, suspended ceilings with recessed lighting and air conditioning. There are WC facilities on the landing of each floor which alternate floor by floor between male and female. The fourth floor benefits from a balcony over Eastern Road and to the rear is a fire escape with an attractive curved glass façade.

ACCOMMODATION

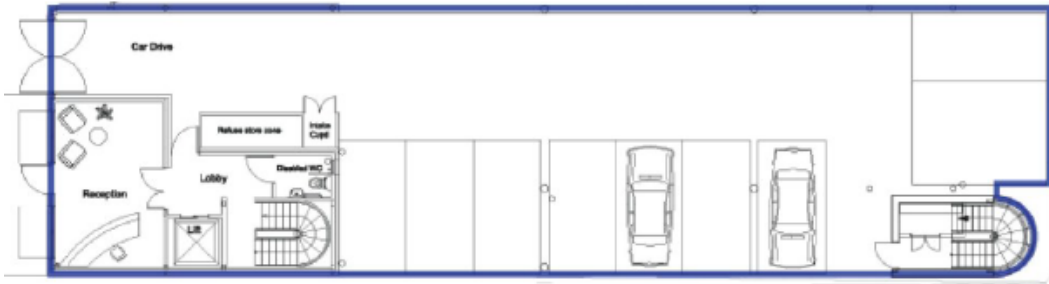
[Approximate Net Internal Floor Areas]

| | | |
|-------------------------|-------------|---------------|
| » Ground Floor: | 239 sq ft | [22.25 sq m] |
| » First Floor: | 2,317 sq ft | [215.34 sq m] |
| » Second Floor: | 2,307 sq ft | [214.39 sq m] |
| » Third Floor: | 2,307 sq ft | [214.39 sq m] |
| » Fourth Floor: | 2,212 sq ft | [205.58 sq m] |
| » Fourth Floor Balcony: | Unmeasured | |
| » Total: | 9,382 sq ft | [871.95 sq m] |

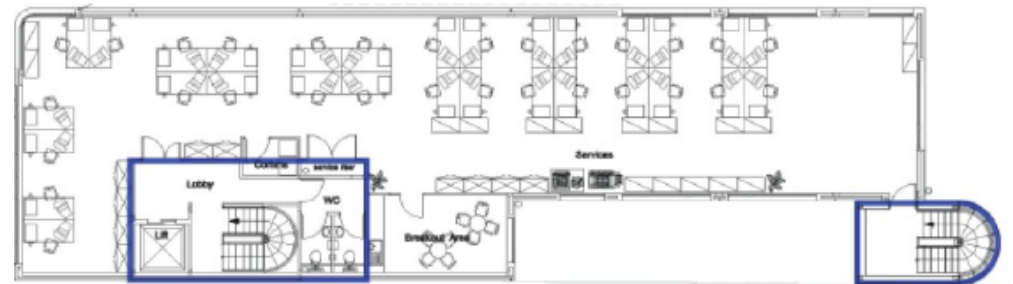


Floorplans - Not to Scale and for Indicative Purposes Only

Ground Floor



Typical Upper Floor Layout



SERVICES

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £138,000. Therefore estimated annual rates payable of approximately £75,348 (2024/25). Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

C - 52.

LOCAL AUTHORITY

The London Borough of Havering

T. 01708 434343

TITLE

Freehold under the registered title number: EGL63069. A copy of the registered title is available upon request.

PLANNING

We understand that the property benefits from Class E office use.

VAT

We understand that the property is not elected to VAT.

TERMS

The freehold interest of 7 Eastern Road, Romford is available for sale with vacant possession by way of private treaty and offers are invited in the region of £2.4 million.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

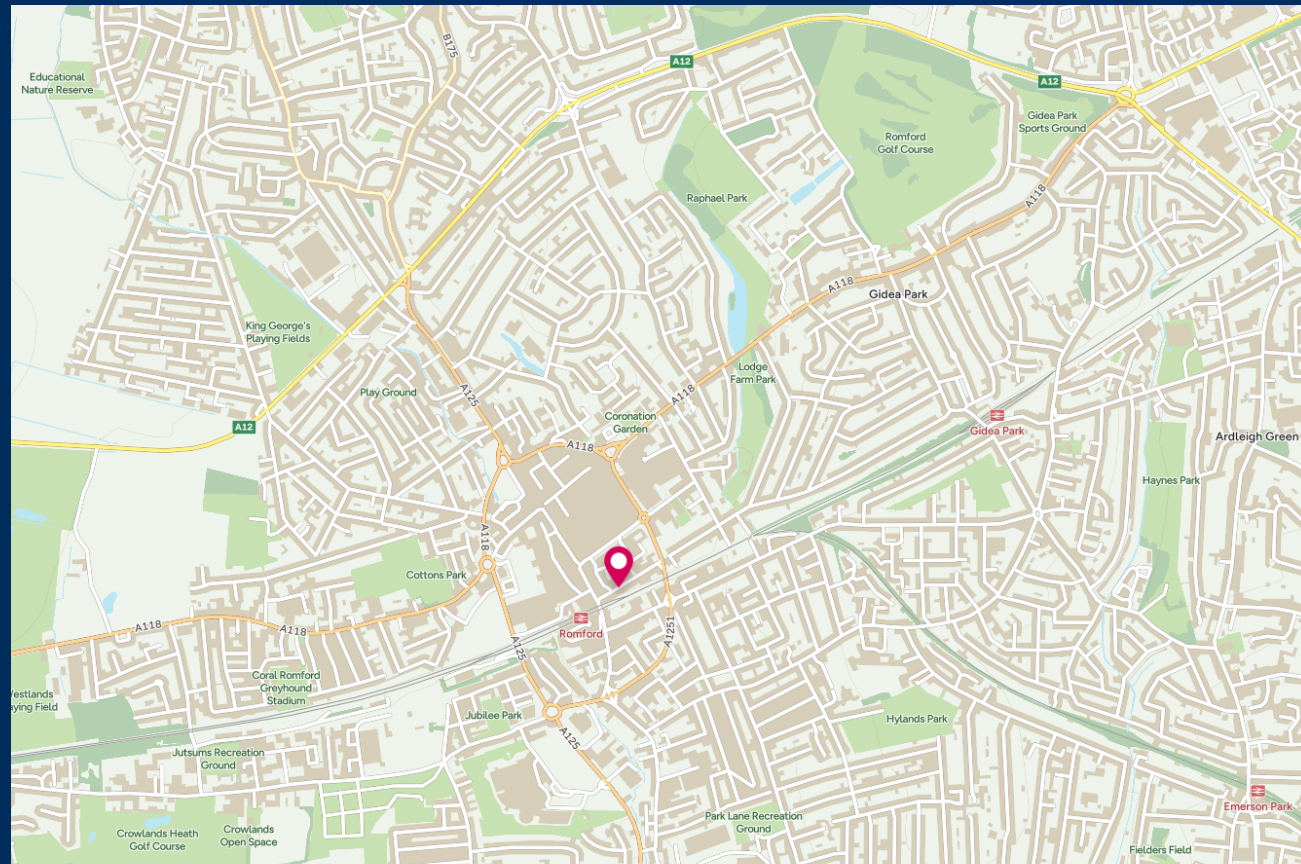
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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Particulars updated January 2025

