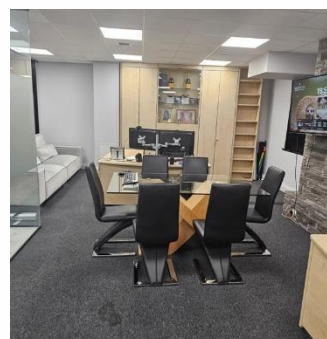
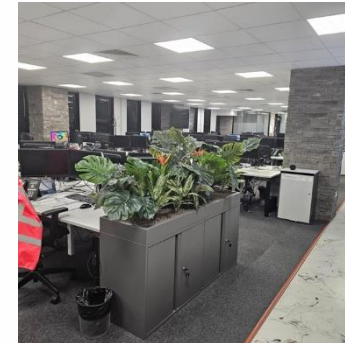
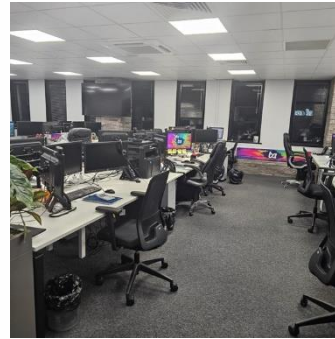
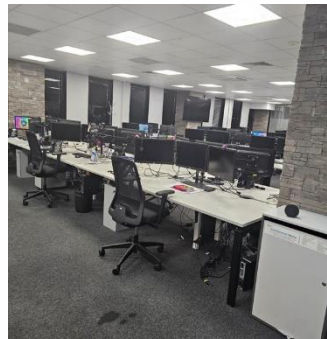


ROMFORD

LEASE TO ASSIGN OR SUB LET

STUNNING OFFICE SPACE

Approx 399.5sqm/4,300sq.ft PLUS 3 CAR PARKING SPACES
LEASE TO ASSIGN OR SUB LET *REFURBISHED FEBRUARY 2023*



3rd FLOOR EAST, BLACKBURN HOUSE 22-26 EASTERN ROAD, ROMFORD ESSEX RM1 3PJ



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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

LOCATION

Blackburn House is situated in the main office centre of Romford within easy walking distance of Romford British Rail Station and the Elizabeth Line

Prime shopping facilities are also within easy walking distance

Romford Town Centre is located 6 miles from the M25 Motorway (Junction28) which is reached via the A12

DESCRIPTION

Blackburn House is a 5 Storey Office Building constructed in the early 1980's providing quality professional office accommodation.

3rd Floor East provides stunning modern office space extending to approx 399.5m/4300sq.ft approx with 3 car parking spaces.

Fully renovated in February 2023, the demise boasts a sleek and contemporary design being full air conditioned for optimal comfort.

As can be viewed by our internal pictures the office is dure to impress visitors and employees alike.

The space is mainly open plan including offices, a boardroom, staff lounge providing ample space for various activities and meetings. The demises also includes a separate room for storage or IT/Comms.

The interior design features swanky resin flooring that adds a touch of sophistication and durability to the space. Mediterranean stone cladding has been incorporated throughout, giving it a timeless and elegant aesthetic modern décor.

All these elements tie the space together creating a cohesive and stylish environment for work and collaboration

With its spacious layout and modern amenities, making it an ideal workspace for a growing team company

whether employees are collaborating in the boardroom, working independently in the offices, or taking a break in the staff lounge, this office space provides a versatile and welcoming environment for productivity and creativity.

TENURE

Held under an existing contracted out lease dated 27th January 2023 and expiry is 31st October 2031. There are tenant only break clauses on 1st March 2027 and 1st March 2029, both to be actioned on 6 months prior written notice

There is a single rent review on 27th March 2027.

CURRENT RENTAL

£65,402pax rising to £66,510 pax – is below Market Rate at £15.21 per sq.ft
Plus Vat, Service Charge, Business Rates and Building Insurance

Lease to Assign or Sublet

LEGAL COSTS

To be paid by ingoing tenant

EPC

To follow

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

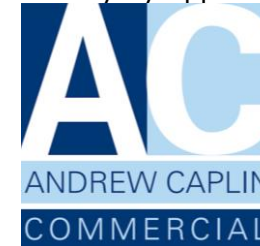
As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



01708 731200

Ref: ANDREW CAPLIN

M: 07870 166162

info@ac-commercial.com www.andrewcaplincommercial.com

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