

# ROMFORD

**FULLY FITTED PROFESSIONAL OFFICE WITH RETAIL FRONTAGE  
POTENTIALLY SUITABLE FOR ALTERNATIVE USES  
LEASE TO ASSIGN/SUB LETTING**



**14 MORAY WAY, ROMFORD RM1 4YD**



**ANDREW CAPLIN**

**COMMERCIAL Ltd**

COMMERCIAL ESTATE AGENTS

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

## Location

Situated within the established Rise Park district of Romford, 14 Moray Way occupies a prominent position within a neighbourhood retail parade serving a densely populated residential catchment area. The parade benefits from a range of complementary local businesses and convenience retailers generating regular footfall from surrounding households and passing trade.

The property is located approx 1.5 miles north of Romford Town Centre.

Moray Way is well located via local bus routes and has easy access to the A12, A127 & M25 Motorway.

## Description

Fully Fitted Professional Office with Retail Frontage of approx 5.59m/18ft 4ins with an overall area of 79.7sqm/858sq.ft being mainly open plan with some partitioned private offices with kitchen and WC facilities.

The shop is in excellent decorative order in keeping with a professional office with wall mounted Air Con units and fully carpeted with suspended ceiling and spot lighting.

\*By negotiation all office furniture and PC screens etc could potentially remain\*

## Tenure

Held under an original 10 year lease from July 2023 with 5 yearly rent reviews. There are tenant break options on years 3,6 and 9

**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.**

## Current Rental

£14,000 pax **NO VAT**

## Premium

Offers invited for the extensive office fit out including furniture and workstations etc.

## Lease to Assign or Sub Let

## Legal Costs

Each side to pay their own legal costs

## 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

## 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

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



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