

ROMFORD

TO LET

TOWN CENTRE OFFICE SPACE

APPROX 155sqm/1,669sq.ft

PARKING AVAILABLE UNDER SEPARATE LICENCE



**PART 3rd FLOOR, LAMBOURNE HOUSE, 7 WESTERN ROAD,
ROMFORD, ESSEX RM1 3LD**



ANDREW CAPLIN
COMMERCIAL Ltd
COMMERCIAL ESTATE AGENTS

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

Location

The subject premises are located in Western Road adjacent to the Liberty Shopping Centre in Romford Town Centre within a short walk of Romford Station/Elizabeth Line

Description

Part 3rd Floor Office Space extending to 155sqm/1,669sq.ft in good decorative order.

- Double Glazed Windows
- Mainly Open Plan
- Fully Carpeted
- Suspended Ceiling
- Wall Mounted Heating
- Entryphone
- 2 Lifts to all Floors
- On site Ground Floor Manned Reception
- Male & Female WC's in common parts
- Disabled WC to Ground Floor
- Kitchen area within Suite

Tenure

New contracted out lease for a term to be agreed

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 Rental

Rent on application plus Vat, Rates, Service Charge & Building Insurance

Legal Costs

Each party to pay their own 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



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