



Platinum Trusted Service Award

2023

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Estate Agents & Valuers

Property Consultants

Chartered Surveyors

ESTABLISHED 1894
**Hilbery
Chaplin**

TO LET

TOWN CENTRE OFFICE SUITE
EXTENDING TO 43.9 sq.m (473 sq.ft)
E-CLASS USE

RECENTLY REFURBISHED, NEW CARPETS
AIR CONDITIONED with SUSPENDED CEILING



1st FLOOR, 134 SOUTH STREET
ROMFORD
ESSEX
RM1 1TE

Hilbery Chaplin Residential Ltd & Hilbery Chaplin Surveyors Ltd. Registered Office:
86 Market Place, Romford, Essex. RM1 3HQ Registered in England 02624265 and 02665157

www.hilberychaplin.co.uk



Location	The premises occupy a prominent and convenient town centre position in South Street, adjacent to Romford Station and within easy walking distance to all major shopping and leisure facilities.
Accommodation	<p>The accommodation comprises a 1st floor office suite extending to 43 sq.m. (463 sq.ft) with 1 allocated parking space.</p> <p>The property benefits from the following amenities:</p> <ul style="list-style-type: none"> • Ethernet via perimeter trunking • Air Conditioning • Good natural light • Kitchen facility • WC facility
Tenure	New IRI Act Excluded Lease for a term to be agreed, subject to rent reviews dependant on term.
Rent	£14,400 pa (£1,200 per month)
Service Charge	Fair proportion in respect of any expenditure required to the building.
Legal Costs	Each party to be responsible for their own costs in this transaction.
Viewing Arrangements	<p>For further information or viewings, please contact the sole agent:</p> <p>Richard Milliken Tel: 01708 745000 E-Mail: richardmilliken@hilberychaplin.co.uk</p>
EPC	The property has been assessed as having an energy performance asset rating as follows: Band C = 64
Business Rates	The property is currently assessed as a single property and the Rateable Value is £7,300.
Services	We understand that the property benefits from all mains services, save for Gas.
Identity Checks	In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents.

