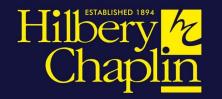


Property Consultants

Chartered Surveyors



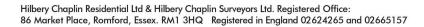
TO LET

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















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 The accommodation comprises a 1st floor office suite extending to 43 sq.m. (463 sq.ft) with

1 allocated parking space.

The property benefits from the following amenities:

Ethernet via perimeter trunking

Air Conditioning

Good natural light

Kitchen facilityWC 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 For further information or viewings, please contact the sole agent:

Arrangements Richard Milliken

Tel: 01708 745000

E-Mail: richardmilliken@hilberychaplin.co.uk

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.

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be

required to provide certain identification documents.







