

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



## TOWN CENTRE OFFICE BUILDING

AVAILABLE TO LET

1,753 sq.ft. – 6,037 sq.ft.  
(162.86 sq.m. – 560.85 sq.m.)

**BLACKBURN HOUSE**  
22-26 EASTERN ROAD  
ROMFORD  
RM1 3PJ

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)



## Location

Blackburn House is located mid way on Eastern Road forming part of Romford town centre's road network within the main business district.

Romford Station is within very easy walking distance providing fast and efficient access to Shenfield to the east as well as the City, West End, Abbey Wood and Heathrow via Great Eastern and the Elizabeth Lines.

Romford Town Centre including the Liberty shopping centre offering an abundance of multiple retailers together with bars, cafes and eateries is moments from the building.

Junction 28 of M25 is approximately 6 miles to the east which in turn is accessed via A12 just a short drive away.

\* Information provided via TfL website.



## Accommodation

Available accommodation comprises the entire fourth floor of Blackburn House a 5 storey purpose built office building of c27,000 sq.ft. divided in to 2 wings (east and west) and separated by a core containing male and female WCs on every floor. The building benefits from a manned reception as well as 2x automatic 8x person passenger lifts serving all floors.

West wing comprises of a kitchen, board room, small server room, and a series of partitioned rooms all created by way of removable partitioning whilst the East wing is essentially open plan.

Both wings are air conditioning and there are 3x allocated car parking spaces in a secure gated car park.

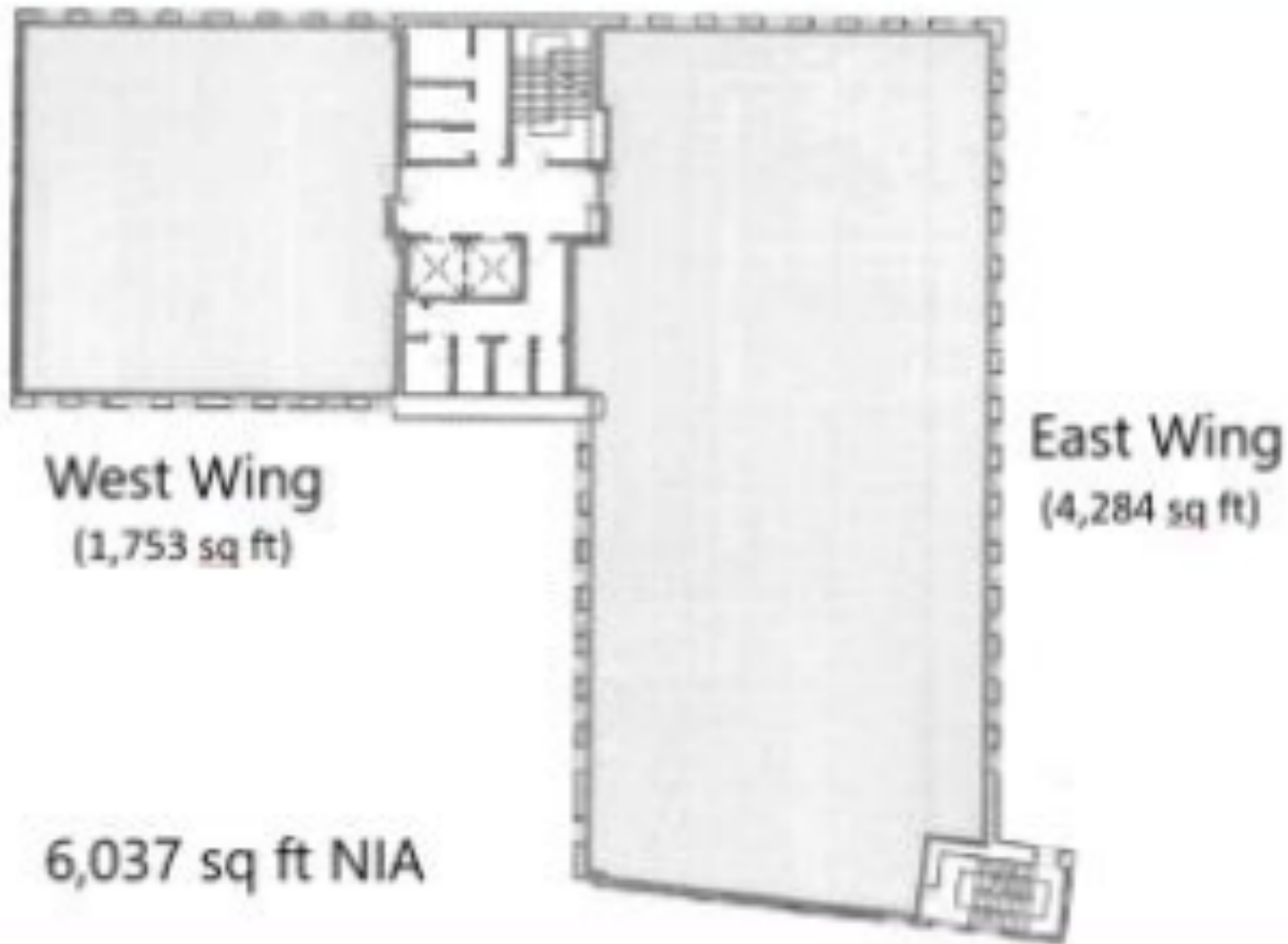
Overall both suites are in very good decorative order. Floor areas as follows:

	<b>Sq.ft.</b>	<b>Sq.m.</b>
West Wing	1,753	162.86
East Wing	4,284	397.99
<b>Total</b>	<b>6,037</b>	<b>560.85</b>

Floor areas provided by Landlord

NB We understand the common parts are to undergo refurbishment shortly.







## Terms

### Tenure

Leasehold. The premises are available by way of a new effective Full Repairing & Insuring lease(s) directly from the Freeholder for a term to be agreed subject to periodic rent reviews.

### Rent

Upon application. Rent to be payable quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Business rates

We understand business rates payable for the current year are £7.15 psf. Interested parties should make their own enquiries in this regard.

### Service charge

A service charge will be payable. Full details upon request.

### Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

## Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

An EPC will be available shortly.

### Viewing

Strictly by prior arrangement via agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ [info@adamsteinandco.co.uk](mailto:info@adamsteinandco.co.uk)

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)