

TO LET

**ROMFORD TOWN CENTRE
NEWLY BUILT COMMERCIAL UNIT**

SHELL & CORE

**4,811 SQ.FT. GROUND
2,239 SQ.FT. BASEMENT**

TOTAL 7,050 SQ.FT.

**UNIT 3 EXCHANGE STREET
R/O 64 SOUTH STREET
ROMFORD
RM1 1RB**

Indicative render for illustration purposes

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).

Location

Located in a prime Romford Town centre position moments from The Liberty and The Brewery shopping centres.

Accommodation

The available accommodation comprises of recently constructed commercial unit over ground and basement floors with residential accommodation above suitable for a variety of uses within the office, leisure, retail or even medical sectors.

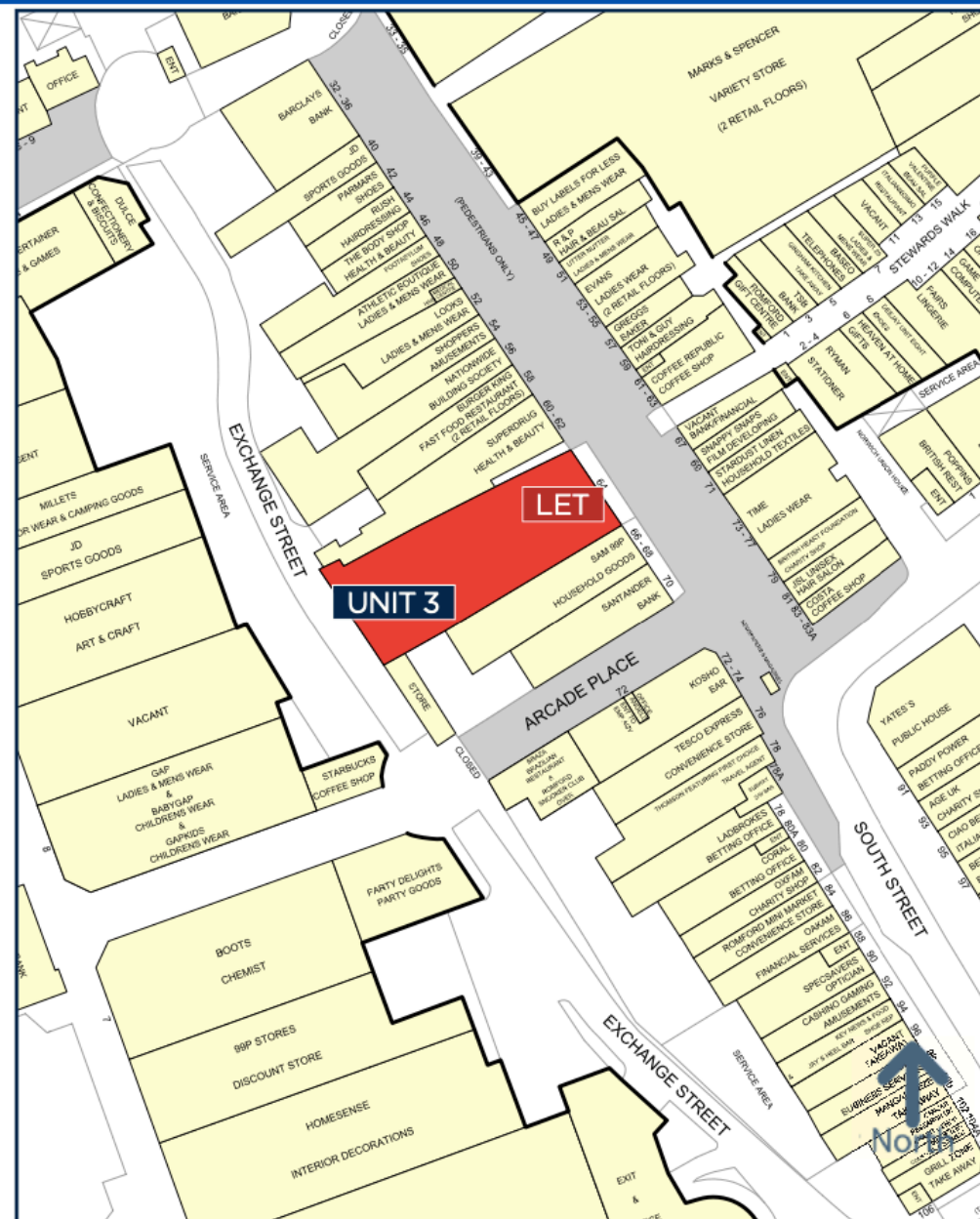
The unit is offered in Shell & Core condition with a generous Landlords incentive package available to an ingoing Tenant in lieu of fit out works.

Floor areas as follows:

	Sq.ft.	Sq.m.
Ground floor	4,811	446.95
Basement	2,239	208.01
Total	7,050	654.96

Ceiling height in excess of 12 ft (3.7m)

* Floor areas provided by Landlord.



Terms

Tenure

Leasehold. A new FR& I lease is available on terms to be agreed subject to periodic rent reviews. Rent on application.

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

LBoHavering 01708 434343

Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

EPC

25B

Cons. 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 any property.

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.

Viewing

Strictly by arrangement via Freeholders agents as above.



