

Bates Business Centre, Church Road, Romford, RM3 0HU



Serviced Offices with parking approx. 220 - 611 sq
ft (20.4 - 56.7 sq m)

TO LET on flexible terms

- Available now
- Easy access to A12 and M25
- Walking distance of Harold Wood mainline station
- 'Easy in, Easy out' Terms
- Receptionist
- 24/7 access

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property forms part of a well located industrial estate within close proximity of the A12, less than 2 miles to Junction 28 of the M25. Mainline rail services can be found at Harold Wood less than 1 mile away. London Liverpool Street is approximately 35 minutes away.

The property

A detached multi-tenanted office building comprising of various office suites. There are communal toilets and kitchenettes on each floor.

Furniture and secure filling cabinets are available.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

| | | |
|-------------------|-----------|-----------|
| Suite G5/6 | 611 sq ft | 56.7 sq m |
| Suite S8 | 220 sq ft | 20.4 sq m |
| Suite 9 | 220 sq ft | 20.4 sq m |

Note: the above areas has been provided by our client and should be verified on site in due course

Terms

To be let on 'Easy in, Easy out' terms with one inclusive monthly bill save telephone/internet use.

Figures

| | |
|-------------------|-----------------|
| Suite G5/6 | £25,662pa + VAT |
| Suite S8 | £9,240pa + VAT |
| Suite 9 | £9,240pa +VAT |

The rents are inclusive of:

- Building insurance
- Business rates
- Lighting
- Water
- Office cleaning
- CCTV security
- Allocated parking
- Air conditioning
- Receptionist

Legal costs

Each party is to bear their own legal costs incurred.

Energy Performance Certificate

The EPC rating for the whole building is C69.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The information provided in these particulars has been provided by a third party so the ingoing tenant should satisfy itself in all respects.

Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk

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