

Second Floor, Consolidated House, Faringdon Avenue, Romford, RM3 8SP



Second Floor office suite **TO LET**
Approx. 5,900 sq ft (548.1 sq m)

HALF RENT IN 1ST YEAR*

- Recently redecorated & carpeted
- LED lights
- Air Conditioning
- Passenger lift
- On-site parking

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

Location

The property is located on Faringdon Avenue, within the established Harold Hill Industrial area, to the north east of Romford town centre. Road communications are excellent with good access to the M25/A127/A12. Rail facilities are provided at Harold Wood Train Station with a service to London (Liverpool Street) in approx 35 mins, whilst the area is well served with numerous bus routes.

The property

A substantial office building occupying a prominent main road position. The suite has recently been refurbished to include carpeting, perimeter trunking and air-conditioning. Kitchen and toilet facilities are present. There is a shared reception area and allocated parking on-site.

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

Second Floor Suite 5,900 sq ft 548.1 sq m

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed.

Figures

Year 1 £27,500pax

Years 2-5 £55,000pax

*Half rent in the 1st year subject to minimum lease of 5 years and financial status. The rent is subject to VAT.

Service Charge

Payable for communal costs, further details of which are available on request.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

Business Rates

The Rateable Value is £75,500 (2017), making Rates Payable £38,656 (20/21). Interested parties are advised to satisfy themselves fully in this respect.

Energy Performance Certificate

The EPC rating is C55.

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.

We have relied on the floor area provided by a Third Party, which, should be verified on-site in due course.

Enquiries/viewing

Strictly by prior appointment only with:

Branch Associates - 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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