

# Romford Road

London, Greater London, E7

£350 pcm



## Details in brief

Available Date:	01/07/2022
Deposit:	£350
Bedrooms:	
Bathrooms:	
Length of Tenancy:	N/A
Furnishing:	
Type of building:	Office

## Upad.co.uk

Telephone:	02037506355
Email:	info@upad.co.uk

## Full features

- Ideal Company Headquarters
- Well located main road position
- Fully Glazed Serviced Offices
- Newly renovated
- Fully manned reception
- One Passenger Lift
- W/C facilities on each floor
- On Site Car Parking for approx. 20 cars

## Full description

### Description

Serviced Offices with suites accommodating for 1 to 6 people.

Located on Romford Road, you can benefit from the local amenities with a minutes' walk to shops, restaurants, and bus stops.

You can further benefit from the shopping facilities of Stratford Westfield and the out-door spaces at Queen Elizabeth Olympic Park and the Aquatics Centre with a

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quick commute to Stratford International Station via the TFL Rail from Forest Gate Station (due to become Crossrail).

## Terms

The office suites are available to let on new flexible leases, length and terms to be agreed, at the rents outlined in the table below. The figures quoted are exclusive of business rates and VAT.

## Service Charge

A service charge is applicable to cover: maintenance of the internal and external communal areas, communal lighting, heating, water and electricity rates, security and buildings insurance. The service charge is currently running at approximately £7.14 per sq ft for FY2025.

## Accommodation

### Serviced Offices

Floor	Suite	Tenant	Size (sqft)	Rent (per calendar month)
Part 4th	405	Vacant	145	£525 plus VAT
Part 4th	406	Vacant	250	£875 plus VAT
Part 4th	410	Vacant	195	£700 plus VAT

Floor	Suite	Tenant	Number of Desks	Rent (pcm, all inclusive)
Part 7th	701	Vacant	2	£350 plus VAT
Part 7th	702	Vacant	2	£350 plus VAT
Part 7th	706	Vacant	6	£1,050 plus VAT
Part 7th	707	Vacant	5	£875 plus VAT
Part 7th	714	Vacant	3	£525 plus VAT
Part 7th	715	Vacant	2	£350 plus VAT

## Business Rates

The suites are yet to be individually assessed. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## Energy Performance Certificate (EPC)

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We have been advised that the premises falls within class D (90) of the energy performance assessment scale.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. We understand VAT is applicable on the rent.

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PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.