

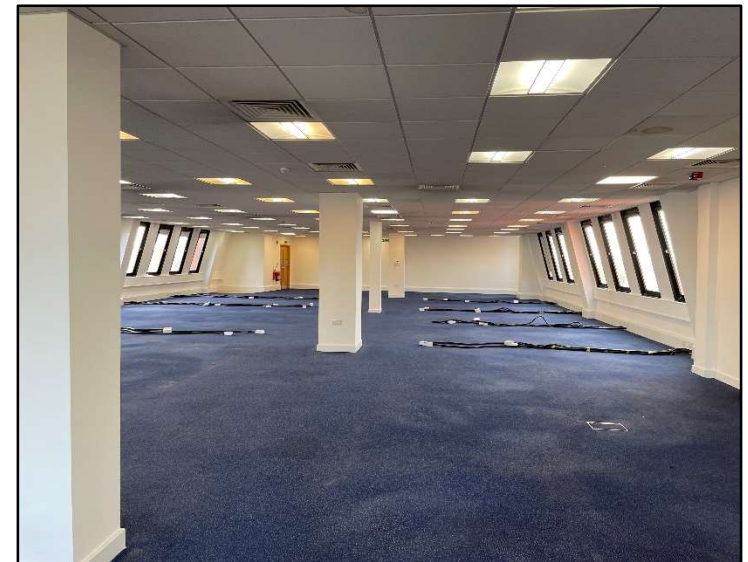
TO LET

TOWN CENTRE OFFICES

BLACKBURN HOUSE, EASTERN ROAD, ROMFORD, ESSEX

On behalf of Redbridge Council

- 4th Floor Office Accommodation
- 2 Suites offering 1,620 ft² (150.50m²) / 4,321 ft² (401.43m²)
- Air Conditioning
- Secure Car Parking
- 2 Passenger Lifts
- On site concierge Monday – Friday
- Reasonable proximity to Romford Station



Location

Blackburn House is located on Eastern Road which is part of Romford Town Centre.

Romford Station (Great Eastern & Elizabeth Line – 30 mins to Liverpool Street) is within a short walk of the building as is the High Street and Liberty Shopping Centre which houses many national retailers.

The A12 arterial road is within a 10 minutes’ drive which connects to the M25 Motorway approximately 6 miles eastwards.

Description

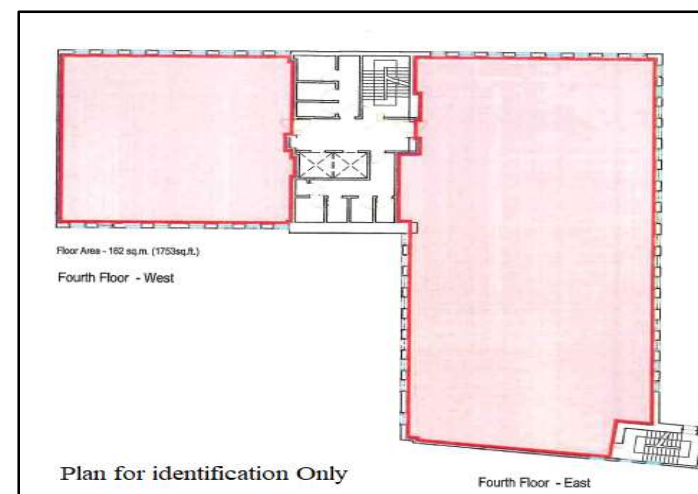
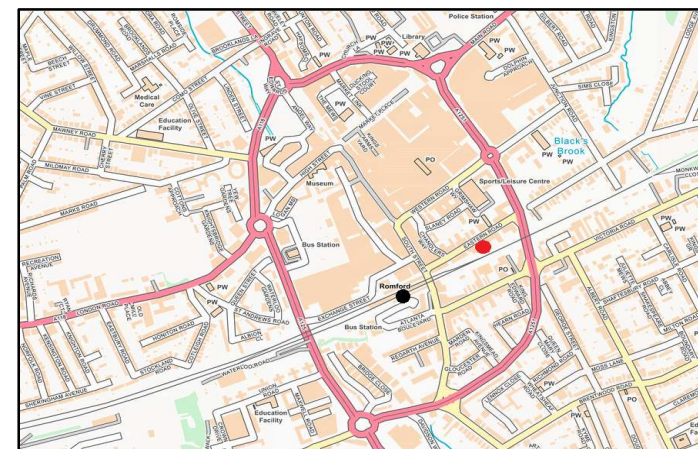
The property forms the 4th floor of Blackburn House divided into two wings which are divided by the central core area which houses 2 passenger lifts and separate male and female WC’s.

The west wing has a kitchen area and small server room whereas the East wing is mainly open plan.

There are currently 3 allocated car parking spaces available with the entire floor. It is possible that 2 further parking spaces could be made available.

Accommodation

Unit	Sq M	Sq.ft
4 th Floor East	401.43	4,321
4 th Floor West	150.50	1,620
Total	551.94	5,941



Quoting Rent & VAT

£17.00 Per square foot. Vat is applicable

Business Rates:

R/V - £24,500 (West) / £59,500 (East)

Planning

B1 Offices – Alternative uses considered

Legal Costs:

Each party to be responsible for their own legal costs

EPC Rating

Band C

Service Charges

Further details available on request.

