

4TH FLOOR, BLACKBURN HOUSE, 22-26 EASTERN ROAD, ROMFORD, RM1 3PJ

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

4,321 sq.ft (401.43 m²)



Location

Blackburn House is located mid way on Eastern Road which forms part of Romford's town centre road network and main business district. Romford Station (Great Eastern and Elizabeth Lines - 30 mins to Liverpool Street) is within a couple of minutes walk of the building as is the towns High Street and Liberty Centre retail offering which includes many of the main national retailers, bars, cafes and eateries.

The A12 is within 10 minutes drive which connect with central London to the west and to the M25 (J28) approx. 6 miles to the east

Accommodation

The property forms the fourth floor of Blackburn House, a 5 storey office building totalling approx. 27,000 sq. ft. The floor is divided into two wings the East and West wings in between which are the floor's toilets, lift and stairs. The east wing is mainly open plan. There are 2 allocated parking spaces.

East Wing	4,321 sq.ft (401.43 m ²)
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Terms

The property is offered on a new effectively full repairing and insuring lease(s) for a term to be agreed. The floor is to be let as a whole or in separate wings, as above.

Rent - £17 per sqft per annum exclusive of service charge, rates, utilities, building insurance and VAT.

Rent is payable quarterly in advance on the usual quarter days.

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Service Charge

A service charge is applicable. Further details available.

Planning & Use

The property is to be used for the purpose of offices falling with Class E. Alternative uses within Class E may be considered.

Rates

Rateable value - East Wing	£58,500
UBR 2023/2024	0.512
Rates Payable	£30,420

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is payable on the rent and service charge

Viewing & Further Information

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com