

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

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

1,740 sq.ft (161.65 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 town's 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 third floor of Blackburn House, a 5 storey office. Each floor is divided into two wings between which are communal WC's, lifts & stairs. This suite forms the west wing and has 1 allocated parking space. Fully renovated in 2023 with full air conditioning, the space is divided into 4 rooms including 2 offices, a boardroom, staff lounge providing space for various activities and meetings and a separate room for storage or IT/Comms.

3rd Floor West Wing	1,740 sq.ft (161.65 m ²)
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Terms

The property is held by way of an existing lease which expires is 31st October 2031. There are tenant only break clauses in March 2027 & March 2029, There is a rent review on the 27th March 2027. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act.

Rent

£30,923 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is applicable. Further details available on request

Planning & Use

TBA

Rates

Rateable Value	£21,750
UBR (2024/2025)	£0.499
Rates Payable	£10,853

Energy Performance Asset Rating

C 51-75 ◀ **64** This is how energy efficient this building is

Legal Costs

The ingoing tenant to be responsible for all legal costs

VAT

Value added tax is applicable to teh rent and service charge

Viewing & Further Information

Contact joint letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com