

**3rd & 4th Floors, HCL House, 28-36 Eastern Road, Romford,
RM1 3PJ**



Town Centre offices approx. 4,608-10,264 sq ft (428.1-953.6 sq m)

Available separately or combined

TO LET

- Approx. 1 mile from A12
- Adjacent Romford Train Station
- Comfort cooling
- 3 car spaces per floor
- Two passenger lifts
- Toilets on each floor/Kitchen on 4th floor

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

Location

The property occupies a prominent corner position, fronting Eastern Road and the A1251. The A12 is approximately 1 mile North, providing a link to the A127 at the Gallows Corner junction and the M25 thereafter. Romford Train Station is less than approx. 0.5 miles away, providing a service to London Liverpool Street in approx. 18 minutes.

The property

Our client is offering the third and fourth floors to let, available separately or combined. Both floors are accessed by two passenger lifts. The fit out includes LED lighting, air conditioning, suspended ceilings and perimeter trunking. There are toilets to each floor and kitchen on the 4th floor.

There is onsite parking to the rear, allocated as 3 spaces per floor.

Accommodation The approximate net internal floor area is:

Third floor	5,656 sq ft	525.5 sq m
Fourth floor	4,608 sq ft	428.1 sq m
Total space	10,264 sq ft	953.6 sq m

Available separately or combined.

Tenure

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

Figures

Offers in the region of:

Third floor	£113,120 per annum exclusive
Fourth floor	£92,160 per annum exclusive

All other outgoings payable in addition. Subject to accounts and references, a rent deposit will be payable. A service charge will be payable for communal costs/exterior maintenance on an area occupied basis.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating for the whole property is C55, expiring May 2027.

Timing

Available from March 2025.

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.

The floor areas have been provided by a third party and should be verified by interested parties on site in due course.

Business Rates

The Rateable Value (2023) for the whole property is £370,000, making the rates payable in the region of £202,000pa. A proportion according to floor space taken will be payable by the tenant.

Anti money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Strictly by prior arrangement with joint sole agents:

Branch Associates on 01708 860696 or
jb@branchassociates.co.uk
Contact: Johnathan Branch

AC Commercial on 01708 731200
info@ac-commercial.com
Contact: Andrew Caplin

Additional photographs

Please see below.

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

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



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

info@branchassociates.co.uk | **www.branchassociates.co.uk**

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.