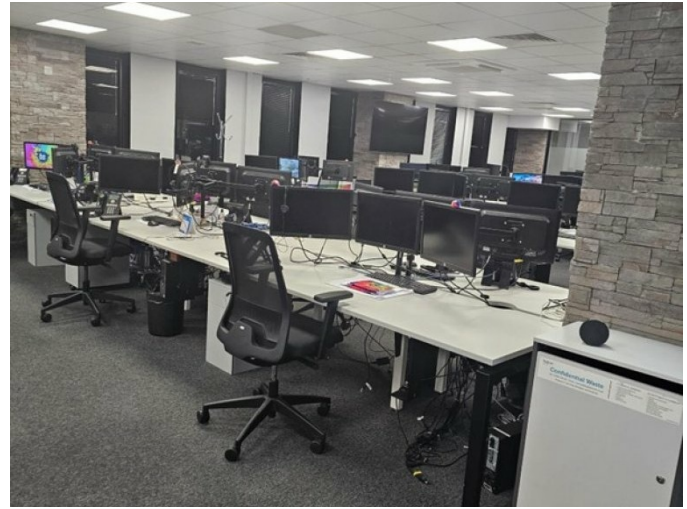


LEASE TO ASSIGN OR SUBLET - STUNNING REFURBISHED
OFFICE SPACE WITH 3 CAR PARKING SPACES
3RD FLOOR EAST, BLACKBURN HOUSE, 22-26 EASTERN ROAD,
ROMFORD, ESSEX, RM1 3PJ
4,300 SQ.FT (399.48 M²)



Key Features

- Air conditioning
- Car Parking
- Excellent Transport Links
- Modern Decor

Viewing

Strictly by prior appointment with joint sole letting agents Taylor Freeman Kataria and AC Commercial

Contact:

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306 Green Lane
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IG1 1LQ

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Location

Blackburn House is situated in the main office centre of Romford within easy walking distance of Romford British Rail Station and the Elizabeth Line. Prime shopping facilities are also within easy walking distance. Romford Town Centre is located 6 miles from the M25 Motorway (Junction28) which is reached via the A12.

Accommodation

Blackburn House is a 5 Storey Office Building constructed in the early 1980's providing quality professional office accommodation which has been renovated in February 2023. The space is mainly open plan including offices, a boardroom, staff lounge providing ample space for various activities and meetings. The demises also includes a separate room for storage or IT/Comms. Amenities include air conditioning, resin flooring and benefits from 3 car parking spaces. Approximate floor areas are as follows:

Total	4,300 sq.ft (399.48 m ²)
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Lease Terms

Held under an existing contracted out lease dated 27th January 2023 and expiring on 31st October 2031. There are tenant only break clauses on 1st March 2027 and 1st March 2029, both to be actioned on 6 months prior written notice. There is a single rent review on 27th March 2027.

Rent

Rent on application.

Rates

Rates payable are estimated at £3,140.00 per annum.

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

A Service charge is applicable in respect of this property. Further details on request.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

To be paid by the incoming tenant.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.