

**Bennett  
Phillips  
Luton**

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- COMMERCIAL PROPERTY AGENTS
- SURVEYORS
- MANAGING AGENTS
- RETAIL
- OFFICE SPACE
- INDUSTRIAL
- INVESTMENT PROPERTY

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



### **Town Centre Office Accommodation**

**Approx 881sq ft (81.84m sq)**

**1st floor  
7/13 High Street  
Romford  
Essex RM1 2JU**

- Town Centre Location
- Within a 5 minute walk of Romford Main Line Station (Great Eastern Line)
- 4 miles of Junction 28 (M25)
- Well located for all Town Centre amenities
- Wooden floor
- Suspended Ceiling with inset florescent tube lighting
- Entry phone

**Location.**

The offices are located on High Street Romford, immediately at the junction with South Street & a matter of yards of Romford Street Market which operates 4 days a week. The offices are well appointed for all of the Town Centres retail & transport amenities.

**Accommodation.**

Comprising part of the 1st floor of a 3-storey mixed use building with retail on the ground floor & offices on the upper parts. The suite in question totals approx 881sq ft (81.84m sq) & is currently laid out to provide an open office with a partitioned private office. Kitchen & WC facilities are also provided.

**Lease.**

A new effectively FRI lease is to be made available for a term to be agreed. The Lease will be drawn outside the Landlord & Tenant Act.

**Rent.**

£11,000pax payable quarterly in advance. VAT is applicable.

**Business Rates.**

Rateable Value 2023/2024 £11,750- Rates payable £5,863.25 per annum

We believe the property will be exempt from business rates in the event the tenant qualifies for Business Rate Relief however, interested parties are advised to make their own enquiries to the Local Authority to verify whether they are entitled to full or part relief.

**Service Charge.**

Approx £2.50psf plus VAT.

**Legal Costs.**

Each party to be responsible for their own costs.

**Administration Fee.**

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

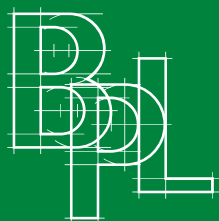
**Possession.**

Immediate upon completion of legalities.

**VIEWING:**

Strictly by appointment through sole agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)

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