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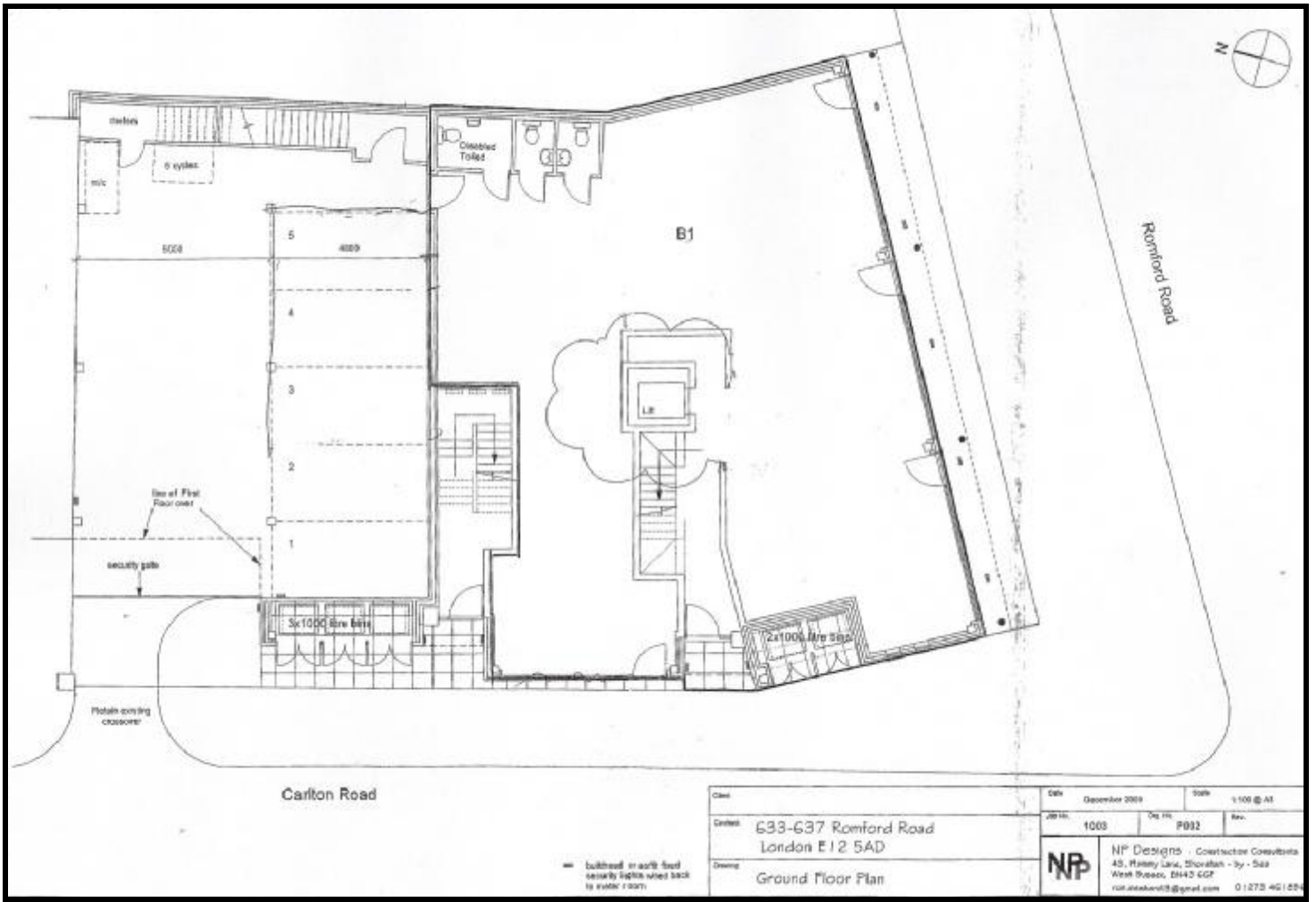
## **PRE LET OPPORTUNITY**

**A1/A2/B1**

**ROMFORD ROAD, MANOR PARK, E12**

**1-4 UNITS UP TO 2500 SQ FT + BASEMENT**

- Location:** Situated on the corner of Carlton Road and Romford Road at Manor Park midway between Woodgrange Park and Manor Park Stations.
- Description:** Comprising the ground floor and basement of a new residential development, which is currently under construction and due for completion late 2010. The premises can be let as a whole or sub-divided into up to 4 units.
- Thought suitable for a variety of uses, including bookmakers, convenience store, tool hire, financial services etc.
- Terms:** £60,000 for the whole area.  
Sub-divided areas on application.
- Business Rates:** London Borough of Newham – not yet rated.
- Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**




Carlton Road

Romford Road

B1



— Lullhead in north foot security signs when back to street (2007)

Client	Date			Scale	
Contract	December 2009			1:100 @ A1	
Drawing	1003	P002	Rev.		
	 NP Designs - Contractor Consultants 45, Henny Lane, Sharnah - 3y - 5a West Sussex, BN43 6GZ ron@npdesigns.co.uk 01273 461554				
633-637 Romford Road London E12 5AD Ground Floor Plan					