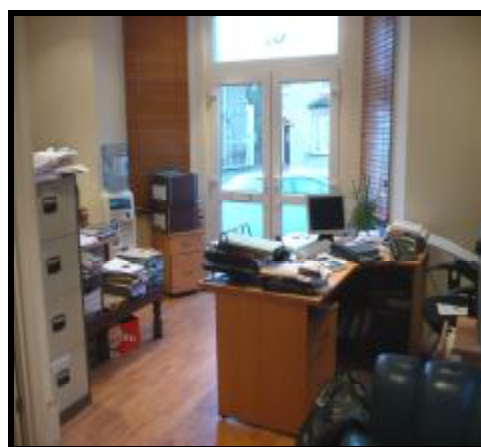


****INCENTIVES AVAILABLE****

**2 STOREY OFFICE BUILDING
WITH PARKING
TO LET**



**CONWAY HOUSE
EASTERN ROAD, ROMFORD, ESSEX RM1
APPROX 1105 SQ FT (102.69 SQ M)**

- *Central Heating
- *Double Glazing
- *Parking for 5/6 Cars
- *Close to Transport/Town Centre
- *Wooden Flooring
- *Spot Lighting

Location: Situated in Eastern Road, Romford close to the junction with Mercury Gardens. Romford Town Centre and Network Rail Station are a short walk away.

Description: Comprising a semi detached office building arranged over ground and first floor. The premises are divided into various individual offices, plus kitchen and WC's.

The premises are double glazed with wooden flooring throughout and inset spot lighting to some areas.

There is forecourt parking to the front of the premises and parking to the rear for up to 4 cars.



<u>Areas:</u>	<u>Ground floor</u>	
	Open Office/Reception (partly partitioned)	5.36 m x 5.62 m
	Middle Office	3.74 m x 3.38 m
	Rear Office	4.58 m x 3.73 m
	Kitchen	3.70 m x 1.74 m
	Male and Female WC's	

	<u>First Floor</u>	
	Front Office	5.68 m x 5.10 m
	Middle Office	3.91 m x 3.37 m
	Middle Office No. 2	1.925 m x 2.26 m
	Middle Office No. 3	2.40 m x 2.44 m
	Rear Office	2.68 m x 3.12 m
	WC	

Terms: Available on a new Full Repairing and Insuring Lease at £26,000 pa.

Business Rates: London Borough of Havering - £5,562.22 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007