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To Let



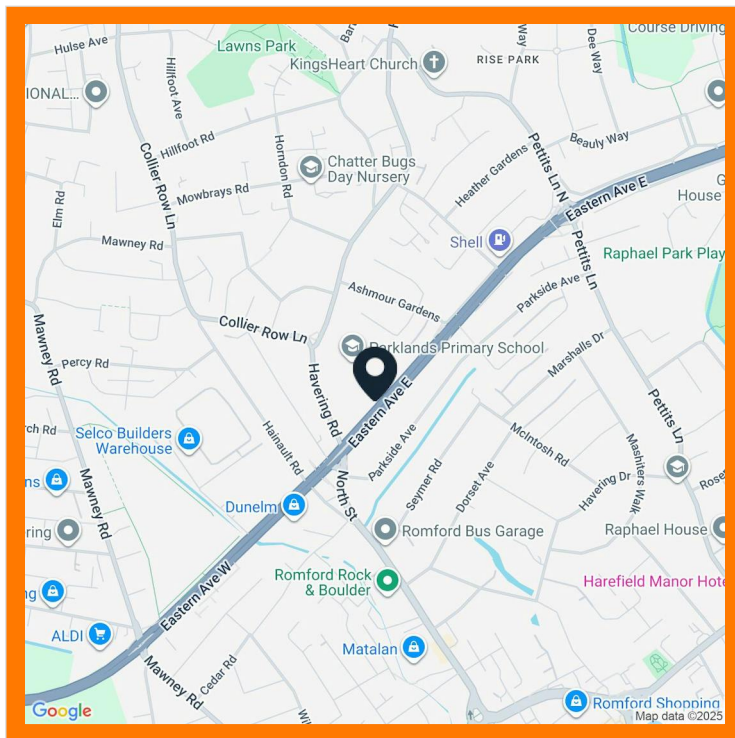
Serviced Office Suites in Romford – Suitable for
small, medium and larger businesses / occupiers
£600 – £3,500 per month plus VAT

St James House, 27-43 Eastern Avenue, Romford,
RM1 3NH

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- Available to let on flexible lease terms with quick setup – would suit a variety of business and office occupiers
- Located within a short distance of Romford Train Station
- A variety of office suites available (125 sq ft & upwards)
- 1 to 20 desks available
- Rent, rates, insurance, and utilities included within one charge
- Suitable for temporary or longer term agreements



Description

St James House is a multi-storey purpose built office building. The available accommodation comprises a range of serviced office suites. WC facilities and kitchenette facilities are located on each floor. Disabled access facilities.

The serviced office charge is all inclusive, and includes the following;

- Business Rates- Water / Electric/ Gas Bills
- Security / Management of building and offices
- Fire / alarm services
- Access control
- Dedicated Fibre Leased line (additional Bandwidth chargeable)
- Cleaning / maintenance of the building / premises (common areas only)
- General refurbishment / IT Infrastructure
- Includes standard decor, lighting, flooring as seen
- Data points / IT wiring within workspace
- Existing IT Infrastructure (any additional IT tbc)

Location

St James House is located on Eastern Road in Romford town centre, a short distance away from South Street. The property is located within the office and professional quarter of Romford town centre and is a short walk from Romford Mainline Station.

Romford station provides regular services to Liverpool Street and Stratford and with access to the Elizabeth Line. The location is also well served by bus routes to East London and Essex.

The main retail and leisure area (Liberty Shopping Centre and The Brewery) in Romford is also within walking distance from the offices.

Accommodation

The accommodation comprises the following areas, the office charge is all inclusive

Name	sq ft	sq m	Rent
Ground - Office 1	150	13.94	£700 /month plus VAT
Ground - Office 2	449	41.71	£2,000 /month plus VAT
3rd - Office 3	900	83.61	£3,500 /month plus VAT
3rd - Office 4	125	11.61	£600 /month plus VAT
Total	1,624	150.87	

Energy Performance Certificate

Upon Enquiry

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