

## TO LET

### Newly Refurbished Offices with Parking

814 – 3,549 SqFt (75.62 – 329.71 SqM)

## STANTON GATE

49 Mawney Road, Romford, Essex RM7 7HL



- Various suite sizes available
- Allocated car parking spaces
- Specification varies between suites
- Kitchen and WC facilities
- Fully carpeted throughout
- Power and data connection point

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



### LOCATION

Stanton Gate is located on Mawney Road which is on the edge of Romford town centre. Railway services are available to London Liverpool Street by rail. Romford is well situated with good access routes to Central London via the A12, providing a direct link to the M25 and the A406 North Circular.

### DESCRIPTION

The property comprises a purpose-built office development with several self-contained suites available. The internal specification varies between each of the suites with some benefitting from air conditioning and perimeter trunking. All of the suites benefit from kitchen and WC facilities and are fully carpeted with suspended ceilings and recessed LED lighting. Each suite has allocated car parking on site (number of spaces varies depending on floor area). Whilst the units are all self-contained it may be possible to combine adjacent suites to provide a larger floor area.

### ACCOMMODATION

There are several office suites available providing the following approximate net internal floor areas:

- 814 sq.ft
- 1,771 sq.ft
- 1,778 sq.ft
- 1,825 sq.ft

It may be possible to combine adjacent suites to provide a combined floor area of **3,549 sq.ft.**

### TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### EPC

An EPC Certificate has been commissioned at Band B.

### RENT

On application.

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### BUSINESS RATES

Further information available on request.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

### CONTACT

Strictly by appointment via Joint Sole agents

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