

OFFICE SUITE  
with  
4 PARKING  
SPACES

165 m2 / 1776 sq.ft

TO LET

Unit 6  
Stanton Gate,  
Romford, Essex  
RM7 7HL



### Location

Stanton Gate is located on Mawney Road that is located at the edge of Romford town centre. Romford is ideally positioned and gives excellent access to Central London by way of rail services direct to Liverpool Street and by road on the A12 to central London and Essex providing a direct link to the M25 and A406 North Circular.

### Description

The property comprises a self-contained office suite within a purpose-built development. The suite benefits from an open plan office, its own dedicated entrance, private offices, meeting rooms, Kitchen & WC facilities. Externally the suite benefits from 4 allocated car parking spaces.

### Accommodation (approximate size)

Total GIA	165 m2	1776 sq.ft
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### Tenure

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

### Rent

Offers are sought in the region of **£24,945 pax**







**Service Charge**

A service charge is applicable at an approximate figure of **£5165 pa**

**Rates**

Rates are payable at an approximate figure of **£11,590 pa**

**Legal Costs:** Each party to pay their own cost.

**Viewing:** Strictly by via sole agent

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