



## SERVICED OFFICES WITH PARKING APPROX 370 SQ FT (34 SQ M) - TO LET

Rent: £15,540 Per Annum

Suite S2/3  
Bates Business Centre  
Church Road  
Harold Wood  
Romford  
Greater London  
RM3 0HU

- Available Now
- Easy Access to A12/M25
- Walking Distance of Harold Wood Station
- Receptionist
- "Easy in/Out" terms

# SUITE S2/3, BATES BUSINESS CENTRE, CHURCH ROAD, HAROLD WOOD, ROMFORD, GREATER LONDON, RM3 0HU

## Location

The property forms part of a well located industrial estate within close proximity of the A12, less than 2 miles to Junction 28 of the M25. Mainline rail services can be found at Harold Wood less than 1 mile away. London Liverpool Street is approximately 35 minutes away.

## The Property

A detached multi-tenanted office building comprising of various office suites. There are communal toilets and kitchenettes on each floor.

Furniture and secure filling cabinets are available.

## Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Offices	370	34.37
<b>TOTAL</b>	<b>370</b>	<b>34.37</b>

## Terms

To be let on 'Easy in, Easy out' terms with one inclusive monthly bill save telephone/internet use.

## Figures

Suite S2 S3 £15,540pa + VAT

The rents are inclusive of:

- Building insurance
- Business rates
- Lighting
- Water
- Office cleaning
- CCTV security
- Allocated parking
- Air conditioning
- Receptionist

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

The EPC rating for the whole building is C69.

## Business Rates

Assuming the tenant qualifies, Small Business Rate Relief should apply. However, interested parties are advised to satisfy themselves in this respect.

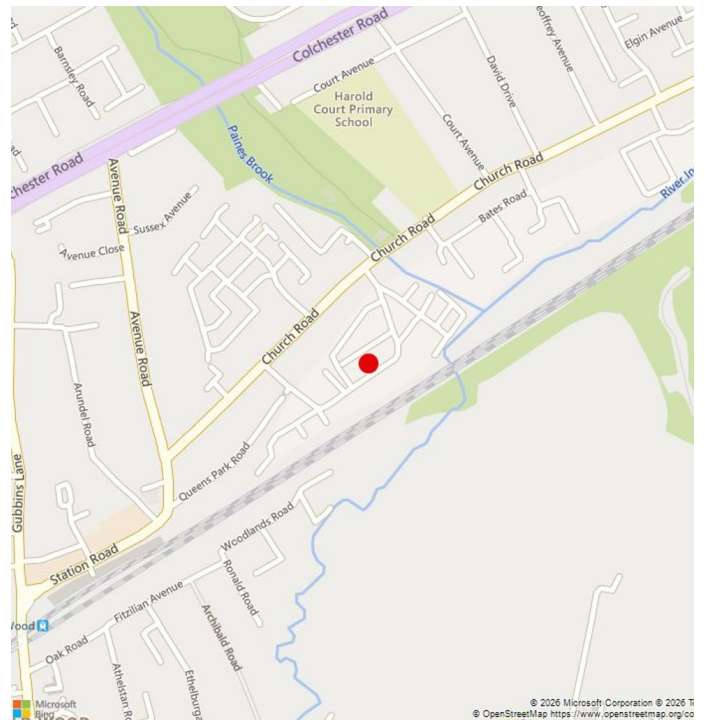
## Agents Note

All figures quoted are exclusive of VAT (if applicable)  
No warranty is given in respect of the current planning use.  
None of the amenities or fixtures and fittings have been tested.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

[ib@branchassociates.co.uk](mailto:ib@branchassociates.co.uk)



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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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