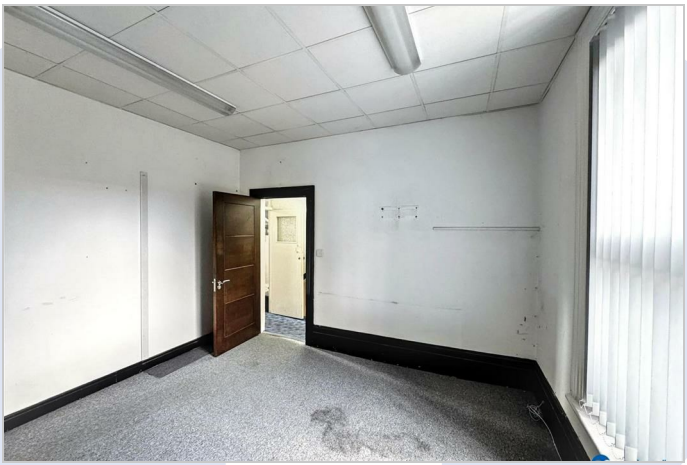
PROFESSIONALS IN PROPERTY SINCE 1880

54/56 Barking Road
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# 267 Romford Road, Forest Gate, E7 9HJ





## £2,500 (from) PCM

**267 Romford Road, Forest Gate, E7 9HJ**

McDowalls are excited to offer to the market this fantastic commercial unit to the rental market.

Property features 2 different zones. Offices on the ground floor & basement commercial office space with enclosed yard (Formerly a construction office / storage).

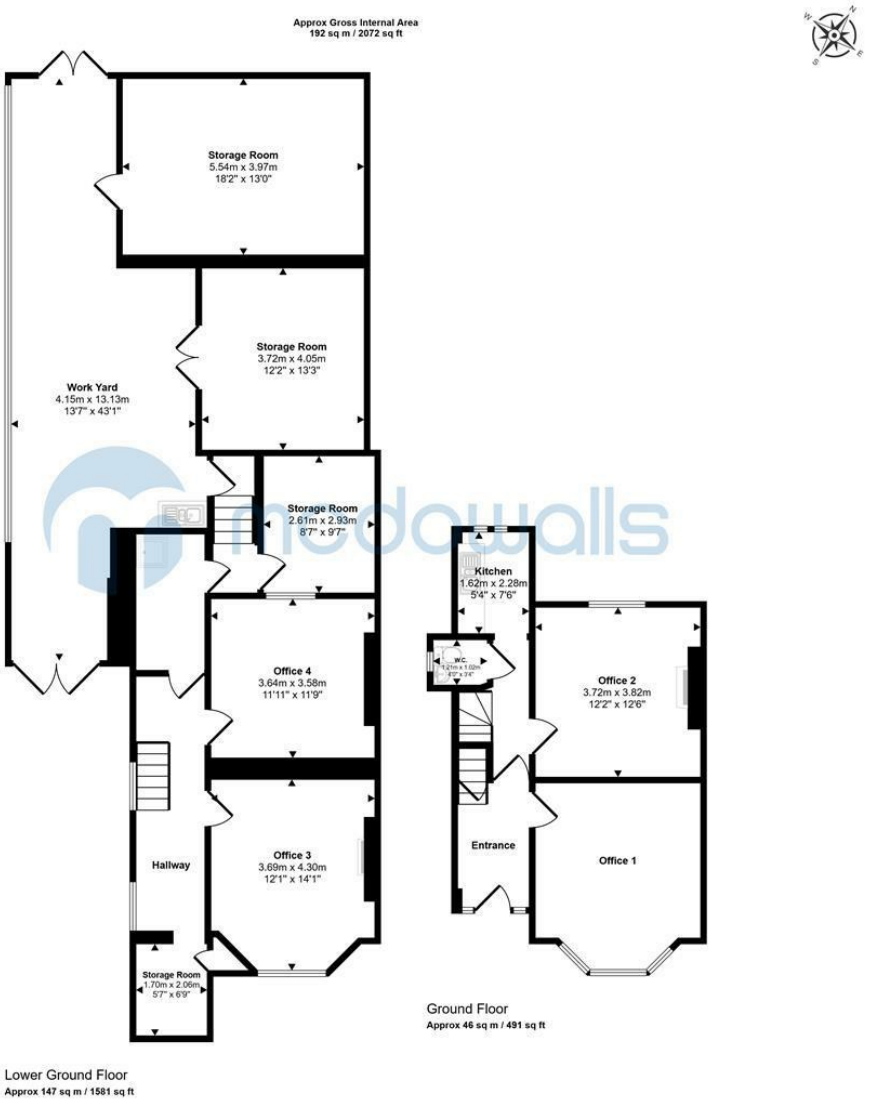
Walking distance to local amenities & bus routes. Forest Gate Station on the Elizabeth Line is only 7 minutes walk.

Property enjoys double glazing / gas central heating and is provided with the white goods in the kitchen area. Main areas of the property are unfurnished.

RENT - £2500 PCM
DEPOSIT - £5000
LEASE - 6 Month License (Outside of the 1954 LL&TA)
BUSINESS RATES - RV £10,500
CLASS - E
COUNCIL - London Borough of Newham

MAINS / UTILITIES - Gas/Water/Electric
EPC - Band E

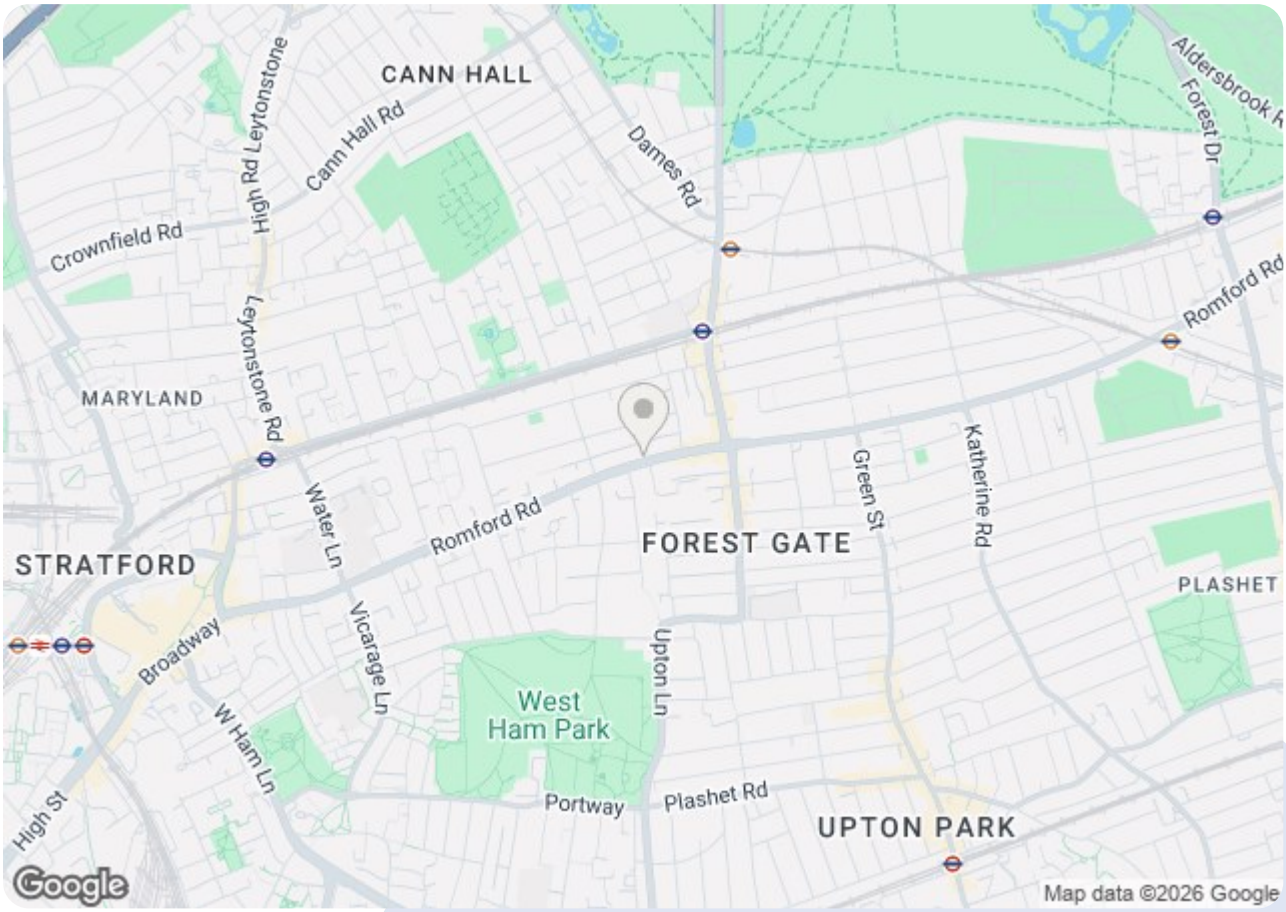
Viewings highly recommended and by appointment only!




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

mcdowalls

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not environmentally friendly - higher CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

RICS

McDowalls Surveyors Limited is a Limited Company registered in England under number 07441868
Its registered office is at Faulkner House, Victoria Street, St Albans, Herts. AL1 3SE

VAT Reg. No. 102198152 Regulated by RICS