E Class	211.4 m² / 2,275.5 sq ft	10/15yr Lease or 999yr	Shell & Core
PERMITTED USE	AVAILABLE NOW	TERMS TO SUIT	CONDITION

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TO LET / FOR SALE

Block 2A, Angel Gardens

Angel Way, Romford, Essex, RM1 1JH

Newly built retail and commercial unit within a new development of 350 residential flats and a hotel, in the heart of Romford town centre. Lease of 10 or 15 years, or 999 year virtual freehold purchase available.

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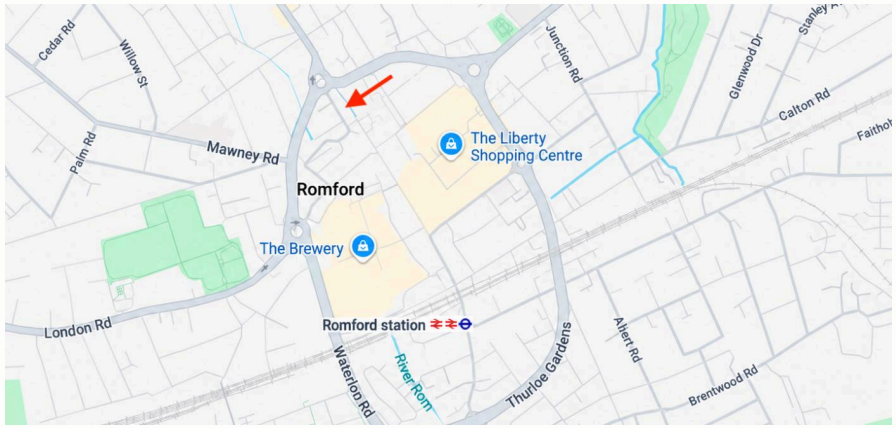
Location

Angel Gardens is a residential-led development of 350 Flats plus a Hotel situated in Romford, Essex, within the London Borough of Havering. This area has experienced significant redevelopment in recent years, particularly following the success of the Olympic Park redevelopment in Stratford. Romford is also on the new Elizabeth Line, enhancing its connectivity to Central London.

The development is centrally located within Romford town centre, offering easy access to amenities including the Liberty Shopping Centre, Brewery Shopping Centre, and Mercury Shopping Centre. Located approximately 0.3 miles (0.5 km) north west of Romford National Rail station, Elizabeth Line (Crossrail). Numerous bus routes connect Romford to Chigwell, Upminster, Dagenham and Barking. The A12 is approximately 0.6 miles (0.9 km) to the north, and the M25 Junction 28 is approximately 4.1 miles (6.6 km) to the west.



Description

A good-sized retail / commercial unit with a curved, wide glazed frontage and outside space to the front of the unit.

Permitted Use

Class E – Retail, Professional Services, Offices, Health & Medical, Crèche, Nurseries, Day Centres, Gym, indoor sports and recreation.

Finish

Shell and core condition with capped services. No shopfront is provided.

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Terms & Schedule

Schedule of Rents & Prices

Unit	m^2	ft^2	Annual Rent*	999yr Price*
Block 2A	211.4	2,275.5	£56,900 pax	£603,000

*Based on rent guide of £25 psf and long leasehold sale guide of £265 psf, both plus VAT. New FRI lease, upward-only rent reviews.

Lease Terms New lease of 10/15 years, or 999 year virtual freehold.

Legal Costs Each party to pay their own.

Rates To be assessed by Havering Council

EPC Available upon request

Service Charge TBC by owner

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants, non-refundable once applied for. A holding deposit of £3,000 may be required to secure the property, non-refundable except where the vendor withdraws, clear title cannot be proven, or references are unacceptable to the landlord. Held in our client account until completion.

VIEWING — STRICTLY BY APPOINTMENT, VIA SOLE AGENTS

Jason Grant
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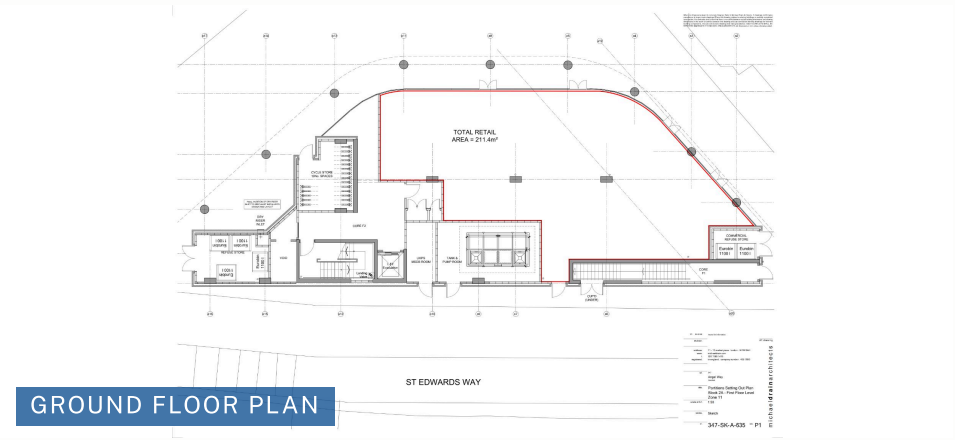
The Development

STREET-LEVEL VIEW

UNIT — SHELL & CORE

UNIT — SHELL & CORE



GROUND FLOOR PLAN

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