

Suite 1 Edward Cecil House, 799 London Road, West Thurrock, RM20 3LH



Ground floor Office

TO LET

Approx 194 sq ft (18.1 sq m)

- Flexible term
- Close Lakeside/Chafford Hundred Train Station
- 24hr access
- On site parking

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established business estate fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2.2 miles distant providing a service to London (Fenchurch Street) in approximately 34 minutes.

The property

A ground floor suite within a multi-occupied building. There are communal ladies/gents toilets on the ground floor and kitchen at first floor.

Externally, there is communal parking.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Office 1 194 sq ft 18.1 sq m

Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

Office 1 **£4,000** per annum exclusive

Payable monthly in advance by Standing Order. Subject to satisfactory accounts, a two month rent deposit is payable. A Service Charge, utilities and building insurance are payable in addition, further details on request. VAT is payable.

Business Rates

We were unable to locate an entry online. Interested parties are advised to satisfy themselves fully in this respect.

Legal costs

£100 plus VAT for each year of the tenancy. The Landlord provides an in-house document for approval.

EPC

The EPC rating for the whole building is D83.

Agent's 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:

jb@branchassociates.co.uk



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