

First floor, Unit 5, Lakeside Business Village, Fleming Road, Chafford Hundred, Essex, RM16 6EW



## Refurbished First floor Office with parking **TO LET**

Approx 900 sq ft (83.7 sq m)

- Suspended ceiling with LED lights
- Double glazing
- Opposite Chafford Hundred Station
- Air Conditioning/Heat exchanger
- Ladies/gents toilets
- Recently redecorated

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

### Location

Forming part of a small commercial development directly opposite the car park of Chafford Hundred Train Station, which, provides a service to London (Fenchurch Street) in approximately 33 minutes. The property is 1.2 miles from the A13, linking with the National Motorway network via junctions 30/31 M25 less than 3 miles distant.

### The property

Modern recently refurbished office situated at 1<sup>st</sup> floor level, comprising open plan space with ladies/gents toilets. Double glazing, perimeter trunking and Air Conditioning/Heat exchange unit are fitted. The office benefits from a fibre internet connection (service provider to be sourced by ingoing tenant).

Access is via a private entrance lobby from the car park where two spaces are allocated. Additional spaces may be available.

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

Approx. 900 sq ft 83.7 sq m

N.B – Our client may split the suite to suit requirements. Further information upon request.

### Attractive Flexible Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating rent reviews if applicable.

### Figures

**£18,000 pax plus VAT**

A service charge of approx. £1,400pa and Building Insurance of approx. £400pa are both payable. VAT is payable.

### Legal Costs

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

### Energy Performance Certificate

The EPC Rating is C65.

### Business Rates

The Rateable Value is £19,000 (2017), making Rates Payable £9,329pa (20/21). Interested parties are advised to satisfy themselves fully in this respect.

### 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 joint agents:

Branch Associates 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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