

8 Clipper Park, Thurrock Park Way, Tilbury, Essex RM18 7HG



## 1<sup>st</sup> floor Offices

To Let

Approx 1,069 sq ft (99.3 sq m)

- Air-conditioning
- Three rooms/store/kitchen
- Shared toilet/new facilities to be constructed
- Carpeted
- Suspended ceiling
- 2 car spaces

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

### Location

The first floor of a unit forming part of the Clipper Park estate, located directly off Thurrock Park Way and A1089 Dock Road.

The main route of access to the unit is via the A1089 which feeds directly into the A13, a short distance to the North. The A13 leads either east to Basildon and Chelmsford or west to Junction 30 and 31 of the M25. Tilbury Town Station provides a service to London (Fenchurch Street) in approx 41 mins.

### The property

First floor offices within a modern industrial unit with shared entrance, leading to three rooms with storage and kitchen. There are shared toilet facilities on the ground floor, although, new facilities can be constructed on the first floor if required.

Externally, there are two car spaces.

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

Ground Floor      1,069 sq ft      99.3 sq m

### Terms

To be let on a new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

### Figures

**£14,000 plus VAT.** A service charge is payable towards communal expenditure. Building insurance and utilities are payable in addition. Subject to accounts, a rent deposit will be payable.

### Legal costs

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

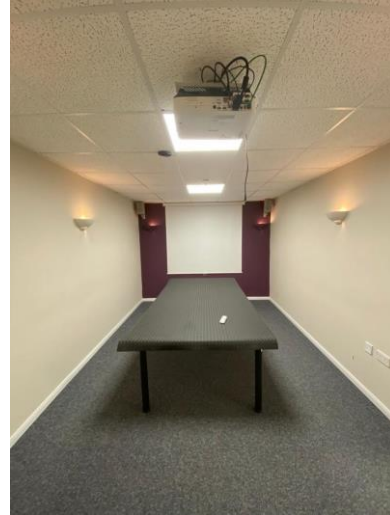
### Energy Performance Certificate

The EPC rating of the entire unit is D85, expiring April 2027.

### 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](mailto:jb@branchassociates.co.uk)

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