

Former Hairdressers at Orsett Hall, Prince Charles Avenue, Orsett, Essex, RM16 3HS



Basement unit previously used as a hairdresser
within prestigious building

TO LET

Approx. 570 sq ft (53.04 sq m)

- Plentiful parking
- 6 Cutting Stations
- CCTV monitoring
- On-site facilities
- Hotel reception

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

Location

A landmark building fronting Brentwood Road (A128) just 0.6 miles from the A13. Lakeside Shopping Centre is situated approx. 6.3 miles away and Grays Train Station is approx. 5 miles distant, providing a service to London (Fenchurch Street) in approx. 37 minutes.

The property

Situated within prestigious Orsett Hall, this unit is located at basement level comprising an open plan area accommodating 6 cutting stations and separate hair washing space. There is a suspended ceiling with recessed lights, tiled floor and air-conditioning/heat exchange system. There are shared toilet and kitchen facilities directly opposite. A restaurant, café and spa are based on-site.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate net internal floor area is:
570 sq ft 53 sq m

Terms

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

Figures.

£1500 per month inclusive with the exception of electricity and VAT.
Payable monthly in advance by Standing Order.
Two months' rent deposit is payable. Utilities

Legal Costs

£100 plus Vat for each year of the tenancy

EPC

The EPC rating for the whole of Orsett Hall is C55.

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 / 07775 804842 or email: jb@branchassociates.co.uk



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