

## Portcentric House, Thurrock Park Way, Tilbury, Essex, RM18 7HQ



**GROUND & 1<sup>st</sup> FLOOR OFFICES** suitable for  
Education or Health Centre uses (STP)

Approx. 700 - 5,765 sq ft (65 - 535.5 sq m)

- Recently refurbished
- Opposite ASDA Supermarket
- A13 approx. 3 miles
- Tilbury Town Train approx. 0.7 miles
- 32 car spaces
- Main Road location

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

### Location

The property forms part of the Thurrock Park Way Estate, located directly off of the A1089 Dock Road and St Andrews 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. Tilbury Town Train Station provides a service to London (Fenchurch Street) in approx. 40 minutes. The property occupies a prominent position directly opposite an ASDA Supermarket.

### The property

A prominently located self-contained two storey office forming part of a larger warehouse, benefitting from a private car park and access to the front.

Arranged over ground and first floors, the space could be divided with shared entrance from the main lobby to the front. Separate toilet and kitchen facilities are located on each level.

The space has recently been refurbished to include air conditioning/heat exchange units, perimeter trunking, automatic LED lights and new flooring.

The main features of this property are its prominent position and ease of access. There is also a large car park providing 32 car spaces.

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

Area 1 (Ground floor)	1,941 sq ft	180.3 sq m
Area 2 (Ground floor)	1,224 sq ft	113.7 sq m
Area 3 (First floor)	700 sq ft	65 sq m
Area 4 (First floor)	1,900 sq ft	176.5 sq m
<b>TOTAL</b>	<b>5,765 sq ft</b>	<b>535.5 sq m</b>

**The suites are available individually or combined.**

32 car spaces on site

### Terms

To be let on a new lease for a term to be agreed subject to periodic rent reviews.

### Figures

On application.

### Business rates

The offices are currently assessed with the adjoining warehouse and will be separated in due course. An indicative rates payable figure is in the region of £4.00 per sq ft. However interested parties are advised to satisfy themselves in this respect by contacting the Local Authority, Thurrock Borough Council on 01375 390000.

### Legal costs

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

### EPC

The energy rating for the entire property (Known as Bedast House) is E107.

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

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