

Thames Enterprise Centre, Princess Margaret Road, East Tilbury, Essex RM18 8RH

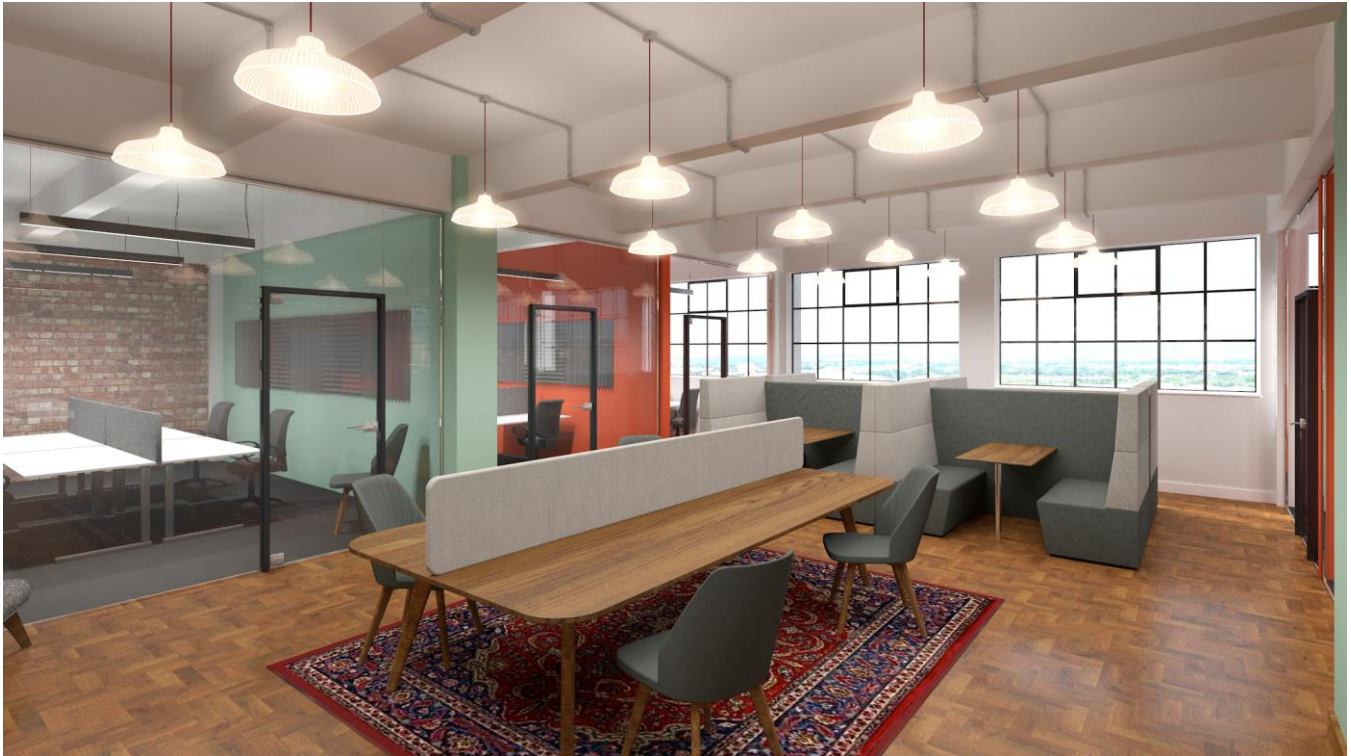


Photo for illustrative purposes only

Various modern business suites approx. 141 - 460 sq ft
(13 - 42.7 sq m)

TO LET

- Refurbished 'Business Club' suites
- Communal Kitchen/toilets
- On-site gym
- Parking on site

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

Location

A semi-rural location benefitting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 45 minutes. The A13 is only 3.4 miles to the north. The area will be substantially enhanced once the proposed Lower Thames Crossing is constructed. There is a parade of shops directly opposite the Estate containing a Coop, and various neighborhood shops.

The property

A multi-tenanted office building comprising of various suites. Parking is available on site and we are advised there is free public parking also available adjacent from the centre.

The offices include furniture, leased line broadband, shared kitchen facilities, communal cleaning and access to the Thames Enterprise Centre Gym.

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

Office 003D	141 sq ft	13.0 sq m
Suite 101	183 sq ft	17.0 sq m
Business Club02	185 sq ft	17.1 sq m
Business Club01	280 sq ft	26.0 sq m
Office 006	288 sq ft	26.7 sq m
Suite 123	310 sq ft	28.7 sq m
Office 003B	344 sq ft	31.9 sq m
Office 007	355 sq ft	32.9 sq m
Office 009C	460 sq ft	42.7 sq m

Figures

Office 003D	£475 + VAT PCM
Suite 101	£650 + VAT PCM
Business Club02	£750 + VAT PCM
Business Club01	£975 + VAT PCM
Office 006	£840 + VAT PCM
Suite 123	£1,035 + VAT PCM
Office 003B	£1,000 + VAT PCM
Office 007	£1,180 + VAT PCM
Office 009C	£1,535 + VAT PCM

Rent includes Broadband, utilities, kitchen amenities, furniture, use of on-site gym, reception services, building maintenance and communal cleaning.

Telecoms (charged per handset upon request), office cleaning (if required) and Business rates are payable separately.

Utilities are included in the rent for Business Club 01 & 02, Office 003B, Suite 101 and Suite 123 only. Electricity is metered and charged separately for the remaining offices listed.

References/Accounts

Accounts and references are required. A rent deposit will be payable.

Business rates

Interested parties are advised to satisfy themselves fully with the local authority in this respect.

Legal costs

Each party is to be responsible for the payment of their own legal costs (if applicable).

EPC

On request.

Agent's Note

All figures quoted are exclusive of VAT.

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The floor areas have been provided by a third party and should be verified on site in due course.

Enquiries/viewing

Please contact us on 01708 860 696 or Email:

jb@branchassociates.co.uk



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