

## Thames Hub, Princess Margaret Road, East Tilbury, Essex RM18 8RH



Refurbished office suite approx. 262 sq ft (24.3 sq m)

### TO LET

- Recently refurbished
- Kitchenette/toilets to all floors
- Excellent secure parking
- Superfast broadband available\*
- Lift
- Open plan
- 24/7 access

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 prominent, recently refurbished office building comprising of various open plan office suites across ground, first and second floors. Access is via a key fob controlled entry door.

Internally, the offices are carpeted and have LED lighting. There is a good amount of natural lighting to all floors.

Perimeter trunking is installed with power and BT points. Superfast broadband is available, additional costs outlined below. There is air conditioning, kitchenette and toilets installed to all floors.

There is a pedestrian lift servicing the upper floors.

Externally, there is generous car parking (up to a total of 46 car spaces). This car park is accessed via a key fob controlled electric sliding gate.

### Accommodation

**Office GF06**      262 sq ft      24.3 sq m

### Figures

**Office GF06**      £7,860 pax + VAT

Rent is inclusive of utilities, building insurance and fixed line broadband rental. Telephone and Business Rates are payable in addition.

\*Superfast broadband is available at an additional cost of approximately £15.00 per month. This price is not fixed and could be subject to fluctuation.

### Terms

Available on a flexible arrangement from 1 year. Our clients use their in-house agreement, a copy of which is available on request.

### 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 our client and should be verified on site in due course.

These details are awaiting client approval.

### Enquiries/viewing

Please contact us on 01708 860 696 or Email:

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



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