

SOUTHEND-ON-SEA



TO LET

NorthOne at London Gateway
Logistics Centre, North Sea
Crossing, Stanford-Le-Hope,
Essex, SS17 9ER

FIRST FLOOR OFFICE
1,524 SQ. FT. (142 SQ. M.)



ALLOCATED ON SITE PARKING



EXCELLENT FIBRE
CONNECTIVITY



AIR CONDITIONING



SUBSTANTIAL BUSINESS PARK



DIRECT BUS CONNECTION TO
STANFORD-LE-HOPE STATION



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

NorthOne is situated within the substantial 560 acre business park of London London Gateway within 2 miles of Stanford-le-Hope town centre and the nearby A13. Stanford-le-Hope train station provides regular services to London Fenchurch Street. The A13 connects with the M25 at junction 30 approximately 10 miles to the west.

The property comprises offices on three floors within the Logistics Centre fitted to a Category A standard. The Suite available is located on the first floor, which has been fitted with suspended ceiling, LED lighting, and Air conditioning.

There is also the added benefit of allocated parking.



ACCOMODATION

First floor 1,524 sq. ft. (142 sq. m.)

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

TENURE

Leasehold

EPC

Rating of A-17

Certificate available upon request



BUSINESS RATES 2023

Interested parties are advised to confirm the rating liability with Thurrock Council on 01375 652960

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

RENT

Only £38,100 per annum exclusive plus VAT if applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruikis nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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