






STANFORD-LE-HOPE



TO LET

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

GROUND & FIRST FLOOR SUITES

-  ALLOCATED ON SITE PARKING
-  EXCELLANT FIBRE CONNECTIVITY
-  SUBSTANTIAL BUSINESS PARK
-  DIRECT BUS CONNECTION TO STANFORD-LE-HOPE STATION
-  CATEGORY A OFFICE ACCOMMODATION



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



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DESCRIPTION AND LOCATION

NorthOne is situated within the substantial 560 acre business park of 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 Suites available are located on the ground and first floor, both of which are well fitted with suspended ceiling, LED lighting, and Air conditioning. The offices have the added benefit of allocated parking



ACCOMODATION

Ground Floor: 1,000 SQ. FT (92.9 SQ. M.)

First Floor whole 5,500 SQ.. FT.(510.9 SQ. M.)

First Floor Suite 2 1,833 SQ. FT. (170.3 SQ. M.)

RENT

Ground Floor
£25,000 per annum exclusive, plus VAT if Applicable

First floor whole
£137,500 per annum exclusive, plus VAT if applicable.

First floor suite 2
£45,825 per annum exclusive, plus VAT if applicable

EPC

EPC rating of A-17. Certificate available upon request

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Thurrock Council on 01375 652 802

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

TERMS

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

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 & Cruiks, 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 & Cruiks 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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

- a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
- t. **01702 343060**
- e. mail@ayerscruikis.co.uk
- w. ayerscruikis.co.uk

CHELMSFORD OFFICE

- a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. mail@ayerscruikis.co.uk
- w. ayerscruikis.co.uk