

Suite 3 & 4, Queensgate Centre, Orsett Road, Grays, Essex, RM17 5DF



Town Centre Office/D1 space

TO LET **HALF RENT 1st YEAR**

Approx. 6,151 & 6,495 sq ft (571.4 & 603.4 sq m)

Available separately or combined

- Prominent Town Centre location
- Open plan & divided rooms
- Self-contained kitchen & ladies/gents toilets
- Intercom & lift access

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

Location

A landmark building fronting Orsett Road, adjacent Grays High Street. Grays Train Station is approximately 0.3 miles distant from the property. This provides a C2C link to London (Fenchurch Street) in 30 minutes. The A13 is approximately 2 miles distance from the property.

The property

Two large suites situated within the Queensgate Centre. Both suites 3 and 4 comprise open plan space with a number of individual rooms. A suspended ceiling with recessed lighting, carpet tiles and wall mounted power points are fitted. Suite 3 features a reception. Ladies/gents toilets and kitchen areas are fitted to both suites. Suite 4 has consent for Education & Training usage as well as the ability to hold ceremonies and social events.

The centre provides both intercom and lift access. There is no on-site parking available, however, a nearby multi-storey car park provides 3 hours parking for £1.

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

Suite 3	6,151 sq ft	571.4 sq m
Suite 4	6,495 sq ft	603.4 sq m

N.B – The suites are available separately or combined.

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed.

Figures.

	Year 1	Year 2 thereafter
Suite 3	£27,500pa	£55,000pa
Suite 4	£30,000pa	£60,000pa

Half rent in first year only, subject to satisfactory accounts and references.

Building Insurance, Service Charge, Business Rates and electricity are all payable separately and interested parties should satisfy themselves fully in this respect.

EPC

The EPC rating for both Suite 3 & 4 is C68.

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

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