

The Old Courthouse, Orsett Road, Grays, RM17 5DD



Office suites

TO LET

Approx. 145 - 767 sq ft (13.4 - 71.2 sq m)

- Recently refurbished
- Manned reception
- Conference room
- 24-hour access
- CCTV monitoring

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

Location

Situated prominently at the top of 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

Situated within the recently refurbished Old Courthouse, these offices have use of a manned reception as well as core services such as telephone answering, mail handling and full facilities management. Additionally, the offices have access to a high quality break out room, kitchen facilities and café area. An executive boardroom is also available for hire.

Office 31 includes its own kitchen.

- 24 Hour access
- Conference room
- Manned reception (9am-5pm)
- CCTV monitoring

Please note, the offices come unfurnished.

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

Office 28	145 sq ft	13.4 sq m
Office 30	312 sq ft	28.9 sq m
Office A04	605 sq ft	56.2 sq m
Office 31	767 sq ft	71.2 sq m

Terms

The lease is 3 years long, with flexible terms, which the tenant is able to terminate by giving 1 months notice.

Figures.

Office 28	£526.35 + VAT pcm
Office 30	£1,132.56 + VAT pcm
Office A04	£2,196.15 + VAT pcm
Office 31	£2,773.72 + VAT pcm

Payable monthly in advance by Standing Order.
One month rent deposit plus VAT is payable.

The cost includes utilities and internet. Telecoms & Business Rates are payable separately. VAT is payable.

EPC

The EPC rating for the whole of The Old Courthouse is C58.

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.

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 860696 / 07775 804842 or email: jb@branchassociates.co.uk

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804848**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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