

Riverside Business Centre, Fort Road, Tilbury, Essex, RM18 7ND



Modern Offices/Studios with parking **TO LET**

Approx. 230 - 1,550 sq ft (21.3 - 143.9 sq m)

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

Location

Forming part of a popular modern business centre adjoining the cruise line terminal at Tilbury. The area benefits from rail communications via Tilbury Town and dual-carriageway access to the A13 and thereafter the National Motorway system via Junction 30 M25. Tilbury Town Station is approx. 1.1 miles distant and provides a service to London (Fenchurch Street) in approx. 41 minutes.

The property

Located within a modern business centre, benefitting from:

- Staffed reception
- Meeting rooms
- Free parking
- 24/7 access
- CCTV
- "Easy in, Easy out terms"

Accommodation

Office 10	230 sq ft	21.3 sq m
Studio 1F	281 sq ft	26.1 sq m
Studio 3	1,227 sq ft	113.9 sq m
Studio 6	1,550 sq ft	143.9 sq m

Additional meeting rooms are available. Further details on request.

Terms

To be let on "easy in, easy out" terms.

Figures

Office 10	£668.54 + VAT pcm
Studio 1F	£1,225.87 + VAT pcm
Studio 3	£2,372.20 + VAT pcm
Studio 6	£2,996.67 + VAT pcm

A rent deposit is payable, further details upon request.

The office rents include electricity bill. Internet & telecoms charged separately.

Electricity and internet charged separately on all studio spaces.

Business rates

Are payable separately, further details on request. Small business rate relief may be available.

EPC

Further details on request.

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. Particulars awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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