

Thames Enterprise Centre, Princess Margaret Road, East Tilbury, Essex RM18 8RH

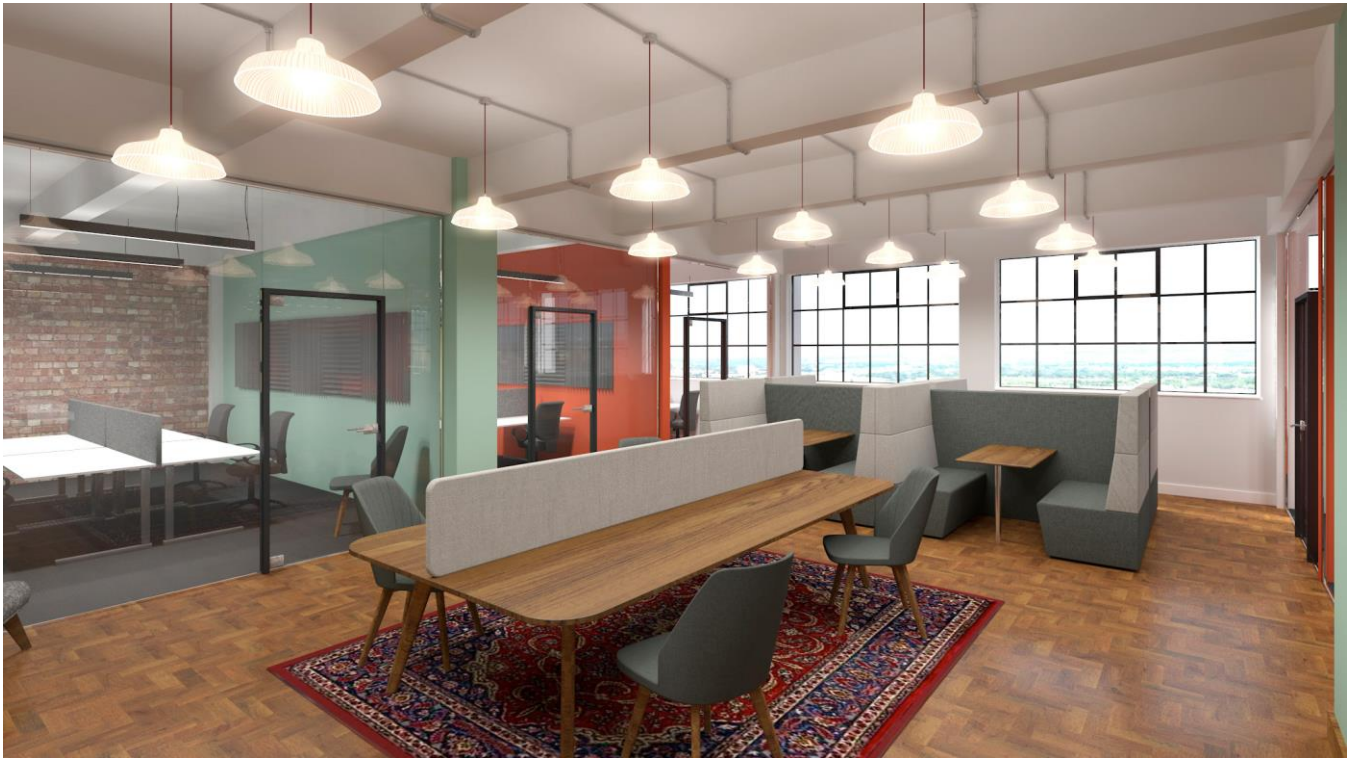


Photo for illustrative purposes only

Various modern business suites approx. 185 - 942 sq ft
(17.1 - 87.5 sq m)

TO LET

- Recently refurbished 'Business Club' suites
- Communal Kitchen/toilets
- On-site gym
- Parking on site

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

Location

A semi-rural location benefitting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 45 minutes. The A13 is only 3.4 miles to the north. The area will be substantially enhanced once the proposed Lower Thames Crossing is constructed. There is a parade of shops directly opposite the Estate containing a Coop, and various neighborhood shops.

The property

A multi-tenanted office building comprising of various suites. Parking is available on site and we are advised there is free public parking also available adjacent from the centre.

First floor and Business Club suites include;

- Furniture
- Leased line broadband (200mbps speeds)
- Utilities
- Kitchen amenities

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

| | | |
|-------------------------------|-----------|-----------|
| Office 1C & 1D | 185 sq ft | 17.1 sq m |
| Business Club Suite 05 | 185 sq ft | 17.1 sq m |
| Office 1B | 350 sq ft | 32.5 sq m |
| Suite 121 | 942 sq ft | 942 sq m |

Figures

| | |
|-------------------------------|-------------------------|
| Office 1C & 1D | £850 pcm + VAT |
| Business Club Suite 05 | £850 pcm + VAT |
| Office 1B | £1,165 pcm + VAT |
| Suite 121 | UNDER OFFR |

Rent includes Broadband (200 mbps speeds), utilities, kitchen amenities, furniture, use of on-site gym, reception services, building maintenance and communal cleaning.

Telecoms (charged per handset upon request), office cleaning (if required) and Business rates are payable separately.

NOTE - Utilities are metered separately and payable in addition for Offices 1B and 1C & 1D.

References/Accounts

Accounts and references are required. A rent deposit will be payable.

Business rates

Interested parties are advised to satisfy themselves fully with the local authority in this respect.

Legal costs

Each party is to be responsible for the payment of their own legal costs (if applicable).

EPC

On request.

Agent's Note

All figures quoted are exclusive of VAT.

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 860 696 or Email:

jb@branchassociates.co.uk



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

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

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