

## Trafalgar House, 712 London Road, West Thurrock, RM20 3JT



### Office suite

### TO LET

Approx. 972 sq ft (90.3 sq m)

- Part Serviced
- Close Lakeside/Chafford Hundred Train Station
- Air Conditioned
- On site parking
- Vacant
- Storage available by separate negotiation

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

### Location

The property occupies a prominent position fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 34 minutes.

### The property

There are various office suites situated in Trafalgar House, a multi-tenanted three storey office building. This office features carpeted flooring and perimeter trunking with power points and BT. There is also access to a communal kitchen and W/C facilities. A suspended ceiling is in place with recessed LED lighting and there is air conditioning/heat exchange units installed.

The offices have receptionist services and a meeting room available for use.

Car parking is allocated within an on-site car park, further details available on request.

Additional storage within Big Blue Squirrel Self Storage, located adjacent, is available by separate negotiation if required.

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

**Office 13**            972 sq ft    90.3 sq m

### Terms

To be let on a new lease/licence for a flexible term to be agreed.

### Figures.

**Office 13**            £2,500 pcm + VAT

Payable monthly in advance by Standing Order. The rent is all inclusive **except electricity, telecommunication and Internet. VAT is payable on top of the rent.**

### Legal costs

Each party is to be responsible for the payment of their own legal costs.

### EPC

The EPC rating for the entire Trafalgar House is D-91.

### 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 should be verified on site in due course by interested parties.

Particulars awaiting client approval.

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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