

Office 35, Trafalgar House, 712 London Road, West Thurrock, RM20 3JT



Premium office suite with small store

TO LET

Approx. 626 sq ft (58.1 sq m)

- Part serviced
- Skylights
- Wooden and carpeted flooring
- Close Lakeside/Chafford Hundred Train Station
- Air Conditioned
- On site parking

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 is located on the first floor and comprises wooden and carpeted flooring, spotlights and a wood-paneled ceiling with skylights. There are double-glazed windows and electric wall mounted heaters. Air conditioning is fitted.

Note – we are awaiting confirmation from our client as to whether the furniture is to remain or be removed.

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

5 car parking spaces are allocated within an on-site car park.

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 Net internal floor area is:

Office	626 sq ft	58.1 sq m
Store cupboard	26 sq ft	2.4 sq m

Terms

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

Figures.

£2,000 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.

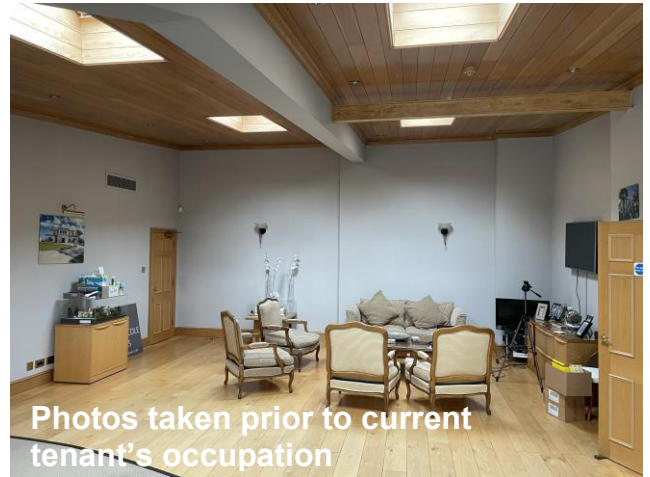
None of the amenities or fixtures and fittings have been tested.

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



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