

Part Unit E3, Oliver Close, West Thurrock, Essex RM20 3EE



First floor offices approx. 870 sq ft (80.8 sq m)
with yard/parking approx. 7000 sq ft (651 sq m)

TO LET

- 24/7/365 monitored fire & intruder alarms
- 1.5 miles from j30/31 M25
- 2.5 miles from Chafford Hundred Train Station
- Air-conditioning
- Double glazed
- EV charging points
- Access controlled entrance
- Welfare facilities to ground floor

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

Location

Forming part of an established industrial estate located off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

The property

Forming part of a larger unit, the remainder of which is occupied by our client. The available accommodation comprises two large offices on the first floor with shared pedestrian security controlled entrance, kitchen and ladies/gents toilets.

The offices are open plan benefiting from suspended ceiling with recessed lights, air-conditioning and double glazing.

To the front is a large block paved fenced and gated yard/car park shared with our client for loading facilities to the unit loading door and pedestrian access.

Accommodation The approximate gross internal floor area is:

Accommodation	Sq ft	Sq m
First floor	870	80.8
Yard	7000	651

Tenure

To be let on a new full repairing and insuring sub-lease for a term expiring 15th Sept 2029.

Rent

£55,000pax

Plus a contribution towards service charge, rates, insurance and utilities. Plus VAT if applicable.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC is C59 expiring in March 2032 relating to the entire unit.

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.

Business Rates

The Rateable Value (2023) is £88,500 relating to the whole unit of which a proportion is payable.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk



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