

1st Floor, 61 Orsett Road, Grays, RM17 5HJ



First floor Offices approx. 400 sq ft (37.2 sq m)

To Let on New Lease ***RENT REDUCED***

- Fronting Orsett Road
- Close Thameside Theatre
- Walking distance of public car park
- Pay & Display on street parking
- Kitchen/bathroom
- Side access
- Ground floor retail unit **NOT INCLUDED**

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

Location

The property occupies a position fronting Orsett Road, close to Papa John's, Thurrock Mazda/Honda and Grays Library. The property is within walking distance of Grays Town Centre, with Cromwell Road Pay and Display Car Park located close by. There is on-street parking directly to the front. Grays Town Train Station is approximately 0.5 miles away, providing a c2c service to London (Fenchurch Street) in approximately 36 minutes.

The property

An end-terrace first floor property, accessed via side pedestrian door. There are two carpeted rooms with electric wall-mounted heating, double-glazed windows, carpeting and LED lighting. There is a kitchen and bathroom with shower over bath facilities.

To the front is pay and display on street parking and public car parking close by on Cromwell Road.

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

| Accommodation | Approx. Sq ft | Approx. Sq m |
|------------------------------|---------------|--------------|
| 1 st floor Room 1 | 110 | 10.2 |
| 1 st floor Room 2 | 187 | 17.4 |
| Kitchen | 103 | 9.5 |
| Total | 400 | 37.1 |
| Bathroom | 42 | 3.9 |

Lease

To be let on a new, full repairing and insuring lease for term to be agreed, including periodic upward only rent reviews.

Figures

£1,160 per calendar month exclusive.

All other outgoings payable in addition, including Business Rates contribution, utilities and building insurance. We are advised VAT is NOT payable on the rent.

A rent deposit is payable, subject to accounts.

Energy Performance Certificate (EPC)

The EPC rating for the whole property is E102, expiring January 2031.

Business rates

The Rateable Value for the whole property is £9,600 (2023). Under current Small Business Rate Relief rules, if the tenant qualifies, nil rates are payable. However, 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 its own legal costs.

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

Enquiries/Viewings

Please contact sole agents, Branch Associates on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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

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

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.