

Unit 52c Thames Industrial Park, Princess Margaret Road, East Tilbury, Essex RM18 8RH



Unit approx. 1,650 sq ft (153.2 sq m)

TO LET

- Recently refurbished
- Internal office
- 2 car parking spaces
- Toilet
- LED lighting

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 mid-terrace single storey unit comprising blockwork elevations currently undergoing refurbishment. The eaves height is approximately 3.5m.

Access is via a pedestrian door to the front and double loading doors to the rear.

Internally, there is LED lighting, a carpeted open plan office, single toilet and three-phase power.

Externally, there are 2 allocated car parking spaces, one to the front and the other at the rear.

Accommodation

Unit 52c	1,650 sq ft	153.2 sq m
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Figures

£18,150 per annum exclusive plus VAT.

Utilities, building insurance, service charge (approx. £610.50pa) and business rates are payable in addition.

Terms

Available on a flexible arrangement for a maximum of 3 years. Our clients use their in-house agreement, a copy of which is available on request.

Business rates

We were unable to locate an entry online for this property. 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

The EPC rating of D85 relates to Unit 52 and 53, expiring September 2026.

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 our client and should be verified on site in due course.

These details are awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860 696 or Email: jb@branchassociates.co.uk



Unit photographed while undergoing refurbishment.

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