

Riverside Business Centre, Fort Road, Tilbury, Essex, RM18 7ND



Various modern workshops **TO LET**

Approx. 1,464 - 1,883 sq ft (sq m)

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

Location

Forming part of a popular modern business centre adjoining the cruise line terminal at Tilbury. The area benefits from rail communications via Tilbury Town and dual-carriageway access to the A13 and thereafter the National Motorway system via Junction 30 M25. Tilbury Town Station is approx. 1.1 miles distant and provides a service to London (Fenchurch Street) in approx. 41 minutes.

The property

Located within a modern business centre, benefitting from:

- Staffed reception
- Meeting rooms
- Free parking
- 24/7 access
- CCTV
- "Easy in, Easy out terms"

Accommodation

Workshop 5	1,464 sq ft	136 sq m
Workshop 6	1,722 sq ft	159.9 sq m
Workshop 8	1,883 sq ft	174.9 sq m

Terms

To be let on "easy in, easy out" terms.

Figures

Workshop 5	£2,298.48 per month + VAT
Workshop 6	£2,703.54 per month + VAT
Workshop 8	£2,956.31 per month + VAT

Utilities, building insurance and service charge payable separately.

A rent deposit is payable, further details upon request.

Business rates

Are payable separately, further details on request. Small business rate relief may be available.

EPC

Further details on request.

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 have been provided by a third party and should be verified on site in due course. Particulars awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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

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

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