

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



Prominent office with parking with potential for  
alternative uses (STP)\*

**TO LET**

Approx 518 sq ft & 2920 sq ft (48.2 sq m 271.5 sq m)

- Flexible term
- Close Lakeside/Chafford Hundred Train Station/ A13
- LED lights
- Gas central heating
- Air conditioning
- Double glazing

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

### Location

Forming part of an established business estate fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2.2 miles distant providing a service to London (Fenchurch Street) in approx. 34 minutes. Lakeside shopping centre is close by.

### The property

The accommodation comprises a ground floor office featuring mainly open plan space, with kitchen and toilet facilities. The first floor comprises 3 rooms and toilet facilities. The offices are provided with LED lighting, gas central heating, air conditioning and double glazing.

To the front is a car park providing approximately 15 spaces.

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

|                     |             |            |
|---------------------|-------------|------------|
| <b>Ground floor</b> | 2,920 sq ft | 271.5 sq m |
| <b>First Floor</b>  | 518 sq ft   | 48.2 sq m  |
| <b>Total</b>        | 3,438 sq ft | 319.7 sq m |

**Available separately or combined.**

### Terms

To be let on a new lease for a flexible term to be agreed, including periodic rent reviews (if applicable).

### Figures.

£60,000 per annum exclusive plus VAT

Payable monthly in advance. Subject to satisfactory accounts, a two-month rent deposit is payable. A Service Charge, utilities and building insurance are payable in addition, further details available on request.

### Legal costs

£100 plus VAT for each year of the tenancy. The Landlord provides an in-house document for approval.

### Business Rates

On application

### EPC

The EPC rating is D83, expiring February 2030, noting that this covers the entire building.

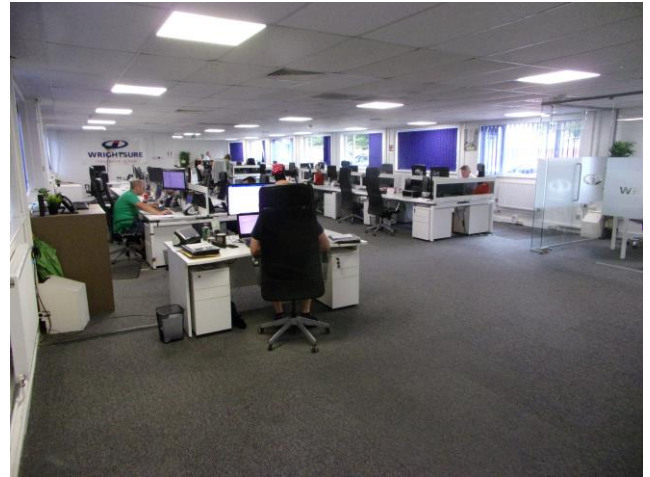
### Agent's Note

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.

\*Alternative uses are subject to planning permission being obtained from the Local Authority. Interested parties are advised to satisfy themselves fully in this respect.



### Enquiries/viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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