



## REFURBISHED STUDIO SPACES/OFFICE SUITES APPROX. 510 - 1,040 SQ FT TO LET IN EAST TILBURY

Rent: £7,650 - £15,600 Per  
Annum

Victory House  
Thames Industrial Park  
Princess Margaret Road  
East Tilbury  
Tilbury  
Essex  
RM18 8RH

- Communal kitchen, toilets & showers
- Open plan
- CCTV
- Passenger lift
- 24/7 access
- On site parking

# VICTORY HOUSE, THAMES INDUSTRIAL PARK, PRINCESS MARGARET ROAD, EAST TILBURY, TILBURY, ESSEX, RM18 8RH

## 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 51 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 historic building, forming part of the former British Bata Shoe Company. The building has been refurbished and repurposed to provide various open plan office suites/studio spaces across multiple floors. There are communal kitchens, toilets, showers and a passenger lift.

Internally, the suites have been refurbished and feature power outlets and baton LED lighting. There is a good amount of natural lighting to all floors.

Externally, there is car parking immediately to the frontage. Our client intends to develop further overflow car parking to the side of the building in due course.

## Accommodation

The approximate floor areas are:

|              | Sq Ft        | Sq M         |
|--------------|--------------|--------------|
| A            | 1,040        | 96.62        |
| B            | 980          | 91.04        |
| C            | 775          | 72           |
| D            | 510          | 47.38        |
| <b>TOTAL</b> | <b>1,040</b> | <b>96.62</b> |

## Terms

Available on a flexible arrangement from 1 year. Our clients use their in-house agreement, a copy of which is available on request.

## Figures

A £15,600 pax + VAT

B £14,700 pax + VAT

C £11,625 pax + VAT

D £7,650 pax + VAT

## Costs

All other outgoings payable in addition. A service charge is payable, further details below.

Superfast fixed line internet/WiFi is available separately at £50 + VAT per month. This price is not fixed and could be subject to fluctuation.

## VAT

VAT is payable in addition.

## Legal Costs

Each party is to be responsible for the payment of their own legal costs (if applicable).

Maldon Office | **01621 855725**      Thurrock Office | **01708 860696**

info@branchassociates.co.uk | [www.branchassociates.co.uk](http://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. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

## Energy Performance Certificate (EPC)

Awaiting assessment.

## References/Accounts

A rent deposit is payable, subject to satisfactory accounts/references.

## Business Rates

In the process of being reassessed. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

## Agents 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.

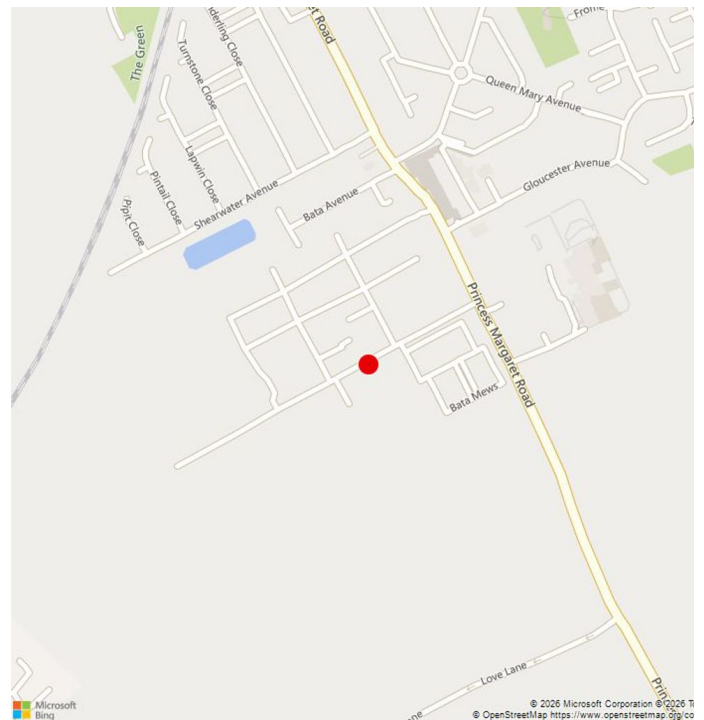
The floor areas have been provided by our client and should be verified on site in due course.

These details are awaiting client approval.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

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





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