



## OFFICE SUITES APPROX. 244 - 1,883 SQ FT TO LET IN TILBURY

Rent: £9,150 - £47,075 Per  
Annum

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

- Kitchenette/toilets to all floors
- Excellent secure parking
- Superfast broadband available\*
- Inclusive rents
- Lift
- Open plan

# THAMES HUB, THAMES INDUSTRIAL PARK, PRINCESS MARGARET ROAD, EAST 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 neighbourhood shops.

## The Property

A prominent, refurbished office building comprising of various open plan office suites across ground, first and second floors. Access is via a key fob-controlled entry door.

Internally, the offices are carpeted and have LED lighting. There is a good amount of natural lighting to all floors.

Perimeter trunking is installed with power and BT points. Superfast broadband is available, additional costs outlined below. There is air conditioning, kitchenette and toilets installed to all floors.

There is a pedestrian lift servicing the upper floors.

Externally, there is generous car parking (up to a total of 46 car spaces). This car park is accessed via a key fob controlled electric sliding gate.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
GF04	244	22.67
GF06	265	24.62
GF01	415	38.55
1st Floor	1,883	174.93
<b>TOTAL</b>	<b>1,883</b>	<b>174.93</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

GF04 £9,150 pa + VAT

GF06 £9,825 pa + VAT

GF01 £15,562.50 pa + VAT

1st Floor £47,075 pa + VAT

Rent is inclusive of utilities, building insurance and Business Rates (rates payable on 1st floor separately).

## Costs

Service charge and internet/telecoms payable in addition.

GF01 is separately metered for electric, payable monthly by the ingoing tenant, further details on request.

\*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).

## Energy Performance Certificate (EPC)

Awaiting reassessment.

## References/Accounts

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

## Planning

No warranty is given in respect of the current planning use.

## Business Rates

The first floor is awaiting assessment by the VOA. 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)

Maldon Office | 01621 855725      Thurrock Office | 01708 860696

[info@branchassociates.co.uk](mailto: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.



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.

