



OFFICE SUITE APPROX. 143 SQ FT TO LET

Rent: £350.00 Per Month

Trafalgar House
712 London Road
West Thurrock
Essex
RM20 3JT

- Part serviced
- Close Lakeside/Chafford Hundred Train Station
- Air Conditioned
- On site parking
- Vacant
- Storage available by separate negotiation

TRAFALGAR HOUSE, 712 LONDON ROAD, WEST THURROCK, ESSEX, RM20 3JT

Location

The property occupies a prominent position fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 34 minutes.

The Property

There are various office suites situated in Trafalgar House, a multi-tenanted three storey office building. This office features carpeted flooring and perimeter trunking with power points and BT. There is also access to a communal kitchen and W/C facilities. A suspended ceiling is in place with recessed LED lighting.

The offices have receptionist services and a meeting room available for use.

Car parking is allocated within an on-site car park, further details available on request.

Additional storage within Big Blue Squirrel Self Storage, located adjacent, is available by separate negotiation if required.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office 28	143	13.28
TOTAL	143	13.28

Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures

Office 28 - £350 pcm + VAT

Payable monthly in advance by Standing Order.

Costs

The rent is all inclusive except electricity, telecommunications and internet.

VAT

VAT is payable in addition.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC rating for the entire Trafalgar House is D-86, expiring November 2034.

References/Accounts

A rent deposit is payable subject to accounts and references.

Agents 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.

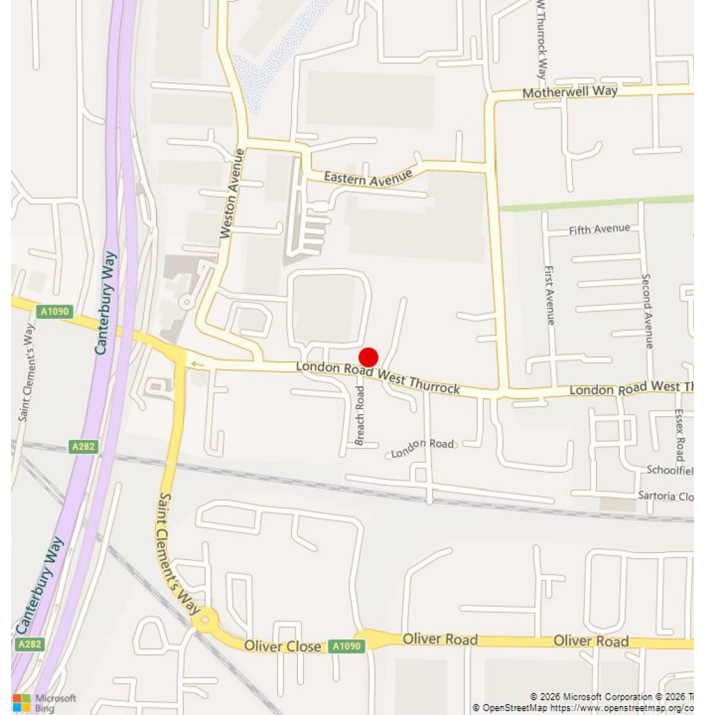
The floor areas should be verified on site in due course by interested parties.

Particulars awaiting client approval.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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