



OFFICE CLOSE TO TOWN CENTRE APPROX 400 SQ FT (37 SQ M) - TO LET

Rent: £12,000 - £14,000 Per
Annum

61 Orsett Road
Grays
Essex
RM17 5HJ

- Walking Distance of Public Car Park
- Pay & Display on Street Parking
- Kitchen/Bathroom
- Side Access

61 ORSETT ROAD, GRAYS, ESSEX, RM17 5HJ

Location

The property occupies a position fronting Orsett Road, close to Papa John's, Thurrock Mazda/Honda and Grays Library. The property is within walking distance of Grays Town Centre, with Cromwell Road Pay and Display Car Park located close by. There is on-street parking directly to the front. Grays Town Train Station is approximately 0.5 miles away, providing a c2c service to London (Fenchurch Street) in approximately 36 minutes.

The Property

An end-terrace first floor property, accessed via side pedestrian door. There are two carpeted rooms with electric wall-mounted heating, double-glazed windows, carpeting and LED lighting. There is a kitchen and bathroom with shower over bath facilities.

To the front is pay and display on street parking and public car parking close by on Cromwell Road.

Accommodation

The approximate net internal floor areas are:

| | Sq Ft | Sq M |
|--------------|------------|--------------|
| Office | 400 | 37.16 |
| TOTAL | 400 | 37.16 |

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

*Year 1 - £12,000 pax

*Year 2 until review - £14,000 pax

All other outgoings payable in addition, including Business Rates contribution, utilities and building insurance. We are advised VAT is NOT payable on the rent.

A rent deposit is payable, subject to accounts.

*Stepped rent incentive subject to minimum lease term and satisfactory tenant/accounts.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating for the whole property is E102, expiring January 2031.

Business Rates

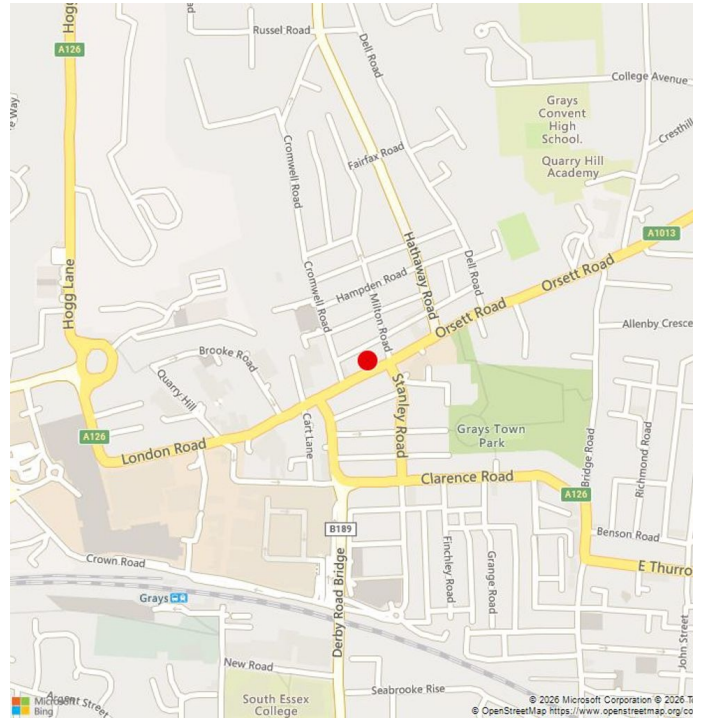
The Rateable Value for the whole property is £9,600 (2023). Under current Small Business Rate Relief rules, if the tenant qualifies, nil rates are payable. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

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



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

info@branchassociates.co.uk | 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. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



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