



## VARIOUS MODERN OFFICE SUITES APPROX. 141 - 410 SQ FT (13 - 38 SQ M) TO LET

Rent: £475.00 - £1,375.00 Per  
Month

Thames Enterprise Centre  
Princess Margaret Road  
East Tilbury  
Tilbury  
Essex  
RM18 8RH

- Refurbished Business Club Suites
- Communal kitchen/toilets
- On site Gym
- Parking
- Flexible Leasing Packages

# THAMES ENTERPRISE CENTRE, 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 45 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 multi-tenanted office building comprising of various suites. Parking is available on site and we are advised there is free public parking also available adjacent from the centre.

The offices include furniture, leased line broadband, shared kitchen facilities, communal cleaning and access to the Thames Enterprise Centre Gym.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office 003D	141	13.1
Office 008D	175	16.26
Suite 104	183	17
Office BC02	185	17.19
Office 003E	340	31.59
Suite 127	410	38.09
<b>TOTAL</b>	<b>1,434</b>	<b>133.23</b>

## Terms

To let on flexible terms.

## Figures

Office 003D - £475 + VAT pcm  
Office 008D - £575 + VAT pcm  
Suite 104 - £675 + VAT pcm  
Suite BC02 - £750 + VAT pcm  
Office 003E - £995 + VAT pcm  
Suite 127 - £1,375 + VAT pcm

## OFFICES BC02 / 104 & 127

Rent includes Broadband, utilities, kitchen amenities, furniture, use of on-site gym.

Telecoms (charged per handset upon request), office cleaning (if required) and Business rates are payable separately.

## OFFICES 3D / 3E / 8D

As above but utilities are metered and payable separately.

## VAT

VAT is payable in addition.

## Legal Costs

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

## Energy Performance Certificate (EPC)

On request.

## References/Accounts

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

## Business Rates

Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

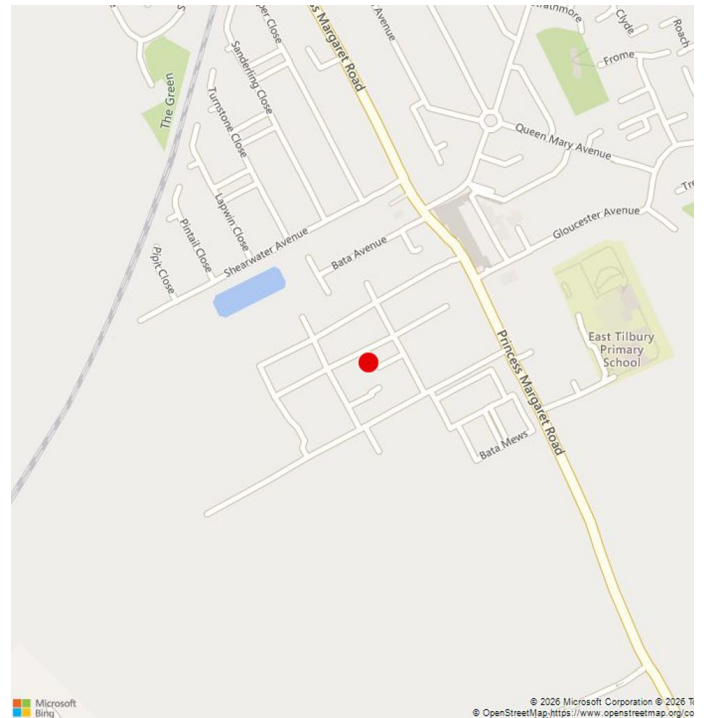
## Agents Note

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.  
The floor areas have been provided by our client and should be verified by interested parties on site.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

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



Maldon Office | 01621 855725      Thurrock Office | 01708 860696

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