



MODERN OFFICES/STUDIOS APPROX. 141 & 1,227 SQ FT TO LET

Rent: £616 - £2,373 Per Month

The Riverside Business Centre
Fort Road
Tilbury
Essex
RM18 7ND

- Staffed Reception
- Meeting Rooms
- Free Parking
- 24hr Access
- CCTV

THE RIVERSIDE BUSINESS CENTRE, FORT ROAD, TILBURY, ESSEX, RM18 7ND

Location

Forming part of a popular modern business centre adjoining the cruise line terminal at Tilbury. The area benefits from rail communications via Tilbury Town and dual-carriageway access to the A13 and thereafter the National Motorway system via Junction 30 M25. Tilbury Town Station is approx. 1.1 miles distant and provides a service to London (Fenchurch Street) in approx. 42 minutes.

The Property

Located within a modern business centre, benefitting from:

- o Staffed reception
- o Meeting rooms
- o Free parking
- o 24/7 access
- o CCTV
- o "Easy in, Easy out terms"

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Studio 1A	141	13.1
Studio 3	1,227	113.99

Terms

To be let on "easy in, easy out" terms.

Figures

Studio 1A - £616 + VAT pcm

Studio 3 - £2,373 + VAT pcm

Costs

Studio 1A

All utilities and internet included in rent.

Telecoms and business rates payable in addition.

Studio 3

Internet included, electricity payable separately.

Telecoms and business rates payable in addition.

8 hours free meeting room hire per month (20% off hourly rate thereafter).

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

Further details on request.

References/Accounts

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

Business Rates

Business rates payable directly to Local Authority. Small Business Rate Relief may be available, 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.

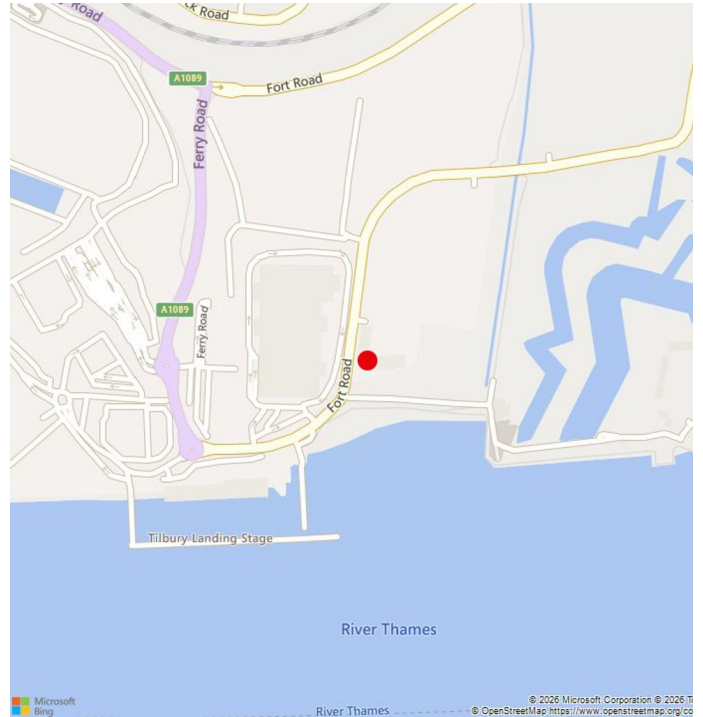
None of the amenities or fixtures and fittings have been tested.

The floor areas have been provided by our client and interested parties are advised to verify these on site.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



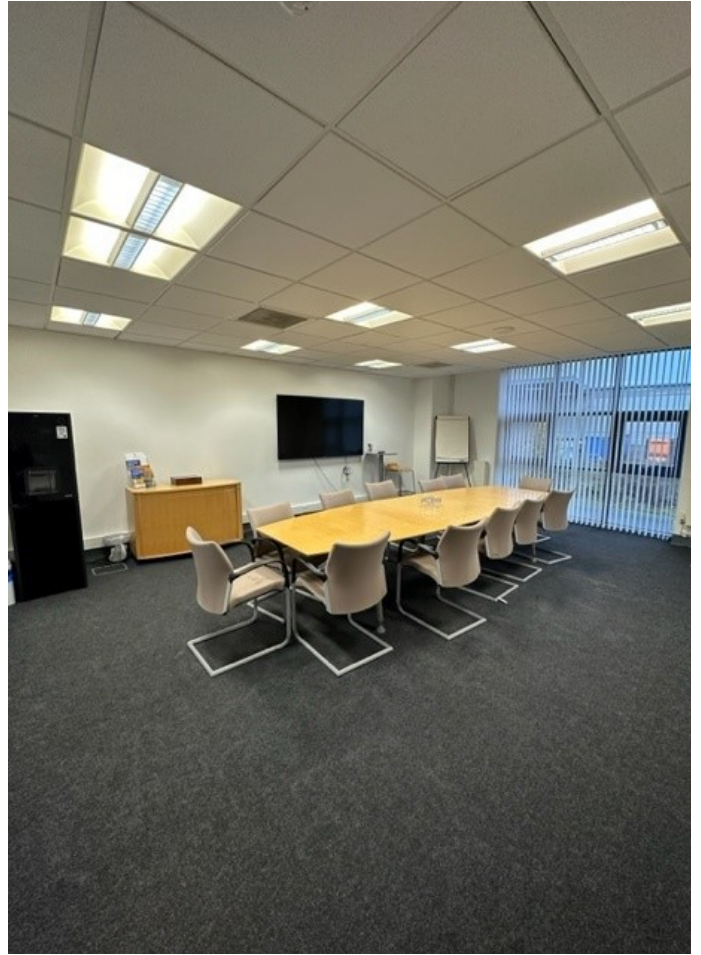
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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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