



## GROUND FLOOR OFFICE SUITE APPROX. 513 SQ FT (47.7 SQ M)

Rent: £1,450 Per Month

Office 13  
Trafalgar House  
712 London Road  
Grays  
Essex  
RM20 3JT

- Ground floor
- Air Conditioning
- Carpeted
- LED lighting
- Perimeter trunking with BT and power points

# TRAFALGAR HOUSE, 712 LONDON ROAD, GRAYS, 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 ground floor office features carpeted flooring, Air Conditioning and perimeter trunking with power points and BT. There is a partitioned 'directors office' and double-glazed windows. 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 13	513	47.66
<b>TOTAL</b>	<b>513</b>	<b>47.66</b>

## Terms

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

## Figures

Office 13 - £1,450 pcm + VAT

The rent is all inclusive except electricity (separately metered), telecommunications and internet.

## Costs

The tenant is responsible for sourcing and payment of their own contents insurance, telecommunications and internet. Electricity is separately metered.

## 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 satisfactory accounts and references.

## Business Rates

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

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

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## 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:

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

