



## FIRST FLOOR OFFICE SUITE APPROX. 267 SQ FT (24.8 SQ M)

Rent: £6,825 Per Annum

Edward Cecil House  
799 London Road  
Grays  
Essex  
RM20 3LH

- Flexible term
- Close Lakeside/Chafford Hundred Train Station
- 24hr access
- On site parking
- Communal toilets & kitchen

## EDWARD CECIL HOUSE, 799 LONDON ROAD, GRAYS, ESSEX, RM20 3LH

### Location

Forming part of an established business estate fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2.2 miles distant providing a service to London (Fenchurch Street) in approximately 34 minutes.

### The Property

First floor suite within a multi-occupied building. This suite features carpeted flooring, perimeter trunking with power points and BT (to part), double-glazed windows and LED strip lighting. There is a small built-in storage cupboard.

There are communal ladies/gents toilets and kitchen at first floor.

Externally, there is communal parking.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office 9	267	24.8
Internal cupboard	6	0.56
<b>TOTAL</b>	<b>273</b>	<b>25.36</b>

### Terms

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

### Figures

Office 9 - £6,825 per annum exclusive + VAT

The rent is payable monthly in advance by Standing Order/Direct Debit.

All other outgoings payable in addition.

### Costs

All other outgoings payable in addition such as utilities, telecoms/internet, business rates (if applicable), building insurance, management charge.

### VAT

VAT is payable in addition.

### Legal Costs

The ingoing tenant will be responsible for a reasonable proportion of the Landlord's legal costs.

### Energy Performance Certificate (EPC)

The EPC rating for the whole building is D83, expiring February 2030.

### References/Accounts

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

### Business Rates

We were unable to locate an entry online. However, Small Business Rate Relief may apply. Interested parties are advised to satisfy themselves fully in this respect.

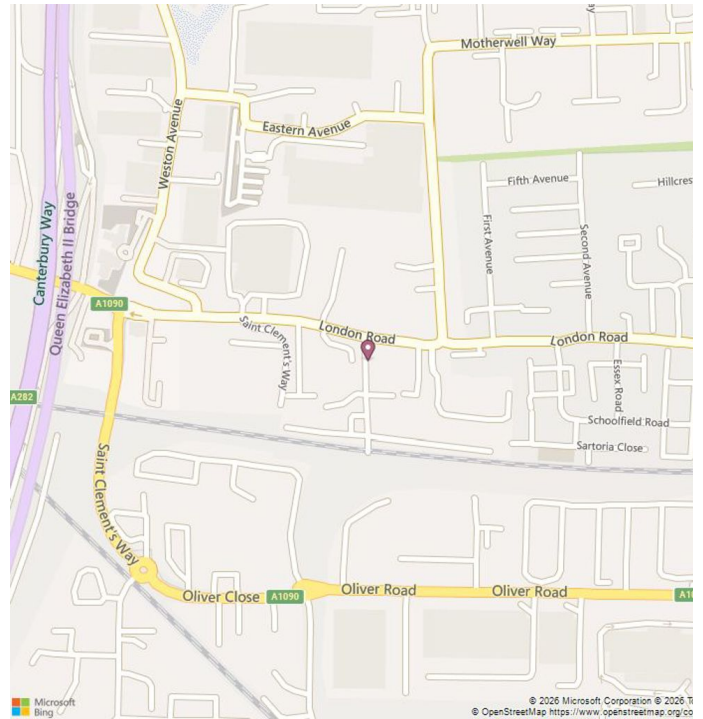
### Agents Note

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:

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



Maldon Office | 01621 855725      Thurrock Office | 01708 860696

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Trafalgar House, 712 London Road, West Thurrock, Essex, 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. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.