BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



TOWN CENTRE OFFICES APPROX. 226 - 360 SQ FT (21 & 33 SQ M)

Rent: £867.00 - £1,380.00 Per Month

Thurrock Centre For Business
2 George Street
Grays
Essex
RM17 6LY

- "Easy in/Out" Terms
- Modern Offices
- Meeting Room
- Welfare Facilities
- 24/7 access
- Close Grays Train Station

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THURROCK CENTRE FOR BUSINESS, 2 GEORGE STREET, GRAYS, ESSEX, RM17 6LY

Location
Thurrock Centre for Business is situated on George Street with a prominent town centre location. Grays Station is approximately 230 yards away providing a service to London (Fenchurch Street) in approximately 38 minutes. The A13 is approximately 2 miles distance from the property.

The Property
Situated within the renovated Post Office building, the modern office benefits from flexible 'Easy in, Easy out' tenancy terms, meeting room facilities and core office services including post handling, visitor enquiries and administration.

There is 24/7, 365 access.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Office GF1	360	33.44
Office GF3	226	21
FF4	151	14.03
TOTAL	**737**	**68.47**

Terms
The lease is 3 years, with flexible terms, which the tenant is able to terminate by giving 1 months notice.

Figures
Office GF1 - £1,380 + VAT pcm with £1656 retention fee
Office GF3 - £866.34 + VAT pcm with £1040 retention fee
Office FF4 - £578.84 pcm with £695 retention fee

Payable monthly in advance by Standing Order. A rent deposit plus VAT is payable, further details on request.

Costs
The cost includes utilities (heating, electricity and water) and internet connectivity to the wall. Telecoms & Business Rates are payable separately.

VAT
VAT is payable in addition.

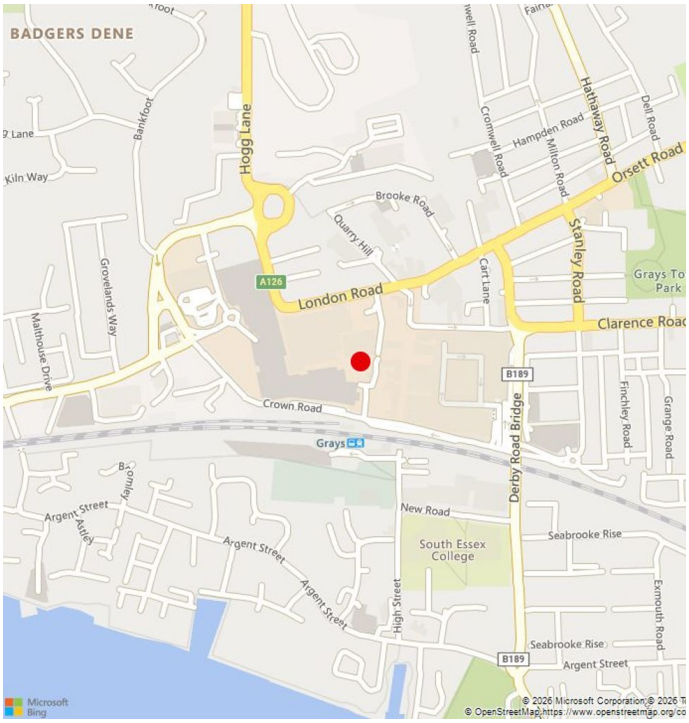
Legal Costs
Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)
The EPC rating for '2 George Street' is E105, expiring August 2031.

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 is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
Floor areas have been provided by a third party and should be verified by interested parties on site.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

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

Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

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