BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



TOWN CENTRE OFFICES IN CHARACTER BUILDING APPROX. 596 - 764 SQ FT (40.8 - 71.1 SQ M)

Rent: £1,683 - £2,933 Per Month

The Old Courthouse
Orsett Road
Grays
Essex
RM17 5DD

- Flexible "Easy in/out" Terms
- Manned Reception
- Conference Room
- Communal Welfare Facilities
- 24hr Access
- CCTV

THE OLD COURTHOUSE, ORSETT ROAD, GRAYS, ESSEX, RM17 5DD

Location
Situated prominently at the top of Grays High Street.
Grays Train Station is approximately 0.3 miles distant from the property. This provides a C2C link to London (Fenchurch Street) in approximately 36 minutes. The A13 is approximately 2 miles distance from the property.

The Property
Situated within the refurbished Old Courthouse, these offices have use of a manned reception (between normal office hours). There are core services including telephone answering, mail handling and full facilities management. There is access to high-speed internet and phone connectivity (additional cost). Additionally, the offices have access to a high quality break out room, kitchen facilities and café area. An executive boardroom is also available for hire.

Flexible 'Easy in, Easy out' tenancy terms
24 Hour / 365 access
Conference room
Manned reception (Mon-Fri 08:30-17:00)
CCTV monitoring

Please note, the offices come unfurnished.

Accommodation
The approximate net internal floor areas are:

	Sq Ft	Sq M
Office 23	596	55.37
Annex Office 4	605	56.2
Office 31	764	70.98
Office 10	596	55.37
TOTAL	**2,561**	**237.92**

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

Figures
Office 10 - £2284.67 + VAT pcm with £2742 retention fee
Office 23 - £1,682.84 + VAT pcm with £2020 retention fee
Office 31 - £2,928.67 + VAT pcm with £3515 retention fee
Annex Office 4 - £2,319.17 + VAT pcm with £2784 retention fee

Payable monthly in advance by Standing Order.

The rent is inclusive of all utilities and internet connectivity (to the wall).

Costs
Telecoms & business rates (if applicable) payable in addition.

VAT
VAT is payable in addition.

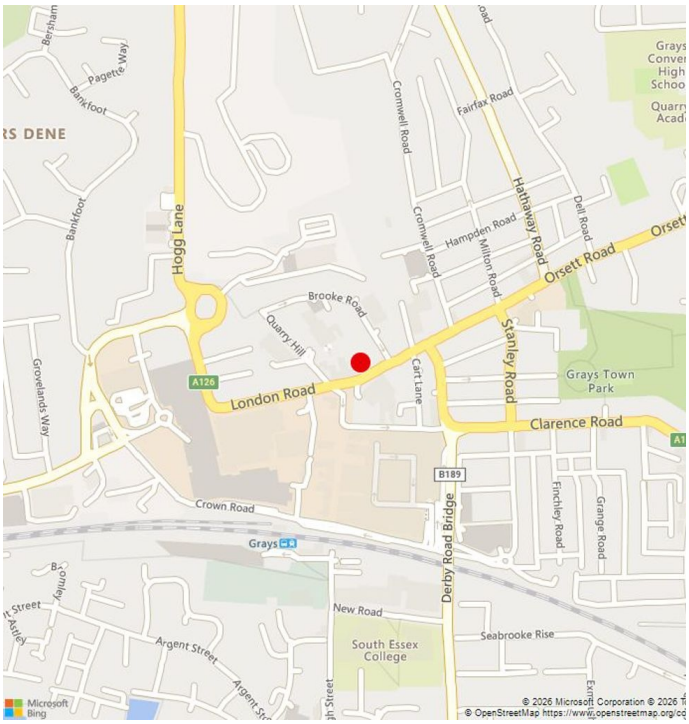
Legal Costs
Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)
The EPC rating for the whole of The Old Courthouse is C70, expiring December 2035.

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 on site by interested parties.

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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