BRANCH ASSOCIATES
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www.branchassociates.co.uk

TO LET



VARIOUS OFFICE SUITES APPROX. 448SQ FT - 513 SQ FT (41.7 SQ M - 47.7 SQ M)

Rent: £11,200 - £12,825 Per Annum

Trafalgar House
712 London Road
Grays
Essex
RM20 3JT

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

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. Featuring carpeted flooring, Air Conditioning and perimeter trunking with power points 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 net internal floor areas are:

	Sq Ft	Sq M
Office 1	513	47.66
Office 36a	448	41.62

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

Figures
*YEAR 1
Office 1 - £12,825 pax + VAT
Office 36a - £11,200 pax + VAT

*YEAR 2 ONWARDS
Office 1 - £14,108pa
Office 36a - £12,320pa

*Stepped rent subject to lease term and financial status.

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.

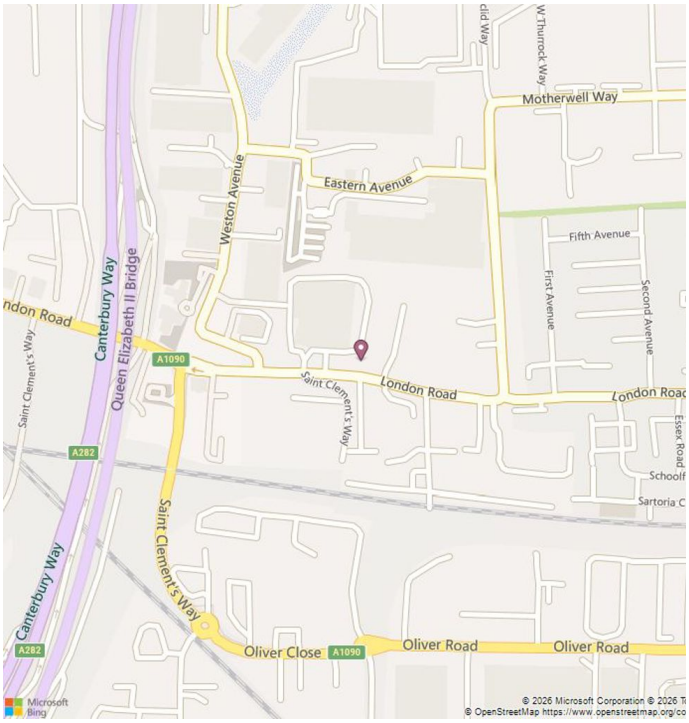
Energy Performance Certificate (EPC)
The EPC rating for the entire Trafalgar House is D-86, expiring November 2034.

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.

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.

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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