BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



VARIOUS COMMERCIAL UNITS APPROX. 933 - 938 SQ FT TO LET IN WEST THURROCK

Rent: £14,928 - £15,008 Per Annum

Thurrock Business Centre
Breach Road
West Thurrock
Essex
RM20 3NR

- Close to junction 30 of M25
- Roller shutter/concertina loading doors
- Loading/parking to front
- All mains services
- LED lights
- WC Facilities

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THURROCK BUSINESS CENTRE, BREACH ROAD, WEST THURROCK, ESSEX, RM20 3NR

Location
Thurrock business Centre is located on Breach Road accessed directly off London Road a short distance from Junction 30 of the M25 intersection.

The Property
Thurrock Business Centre offers fully refurbished warehouse units with approximately 3.5 m eaves height. The units are equipped with all mains services, WC facilities and LED strip lighting. Access is via manual loading door and a personnel door with internal security shutter. A small office area is also included. The units are of steel portal frame construction with metal profile clad elevations.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 6	933	86.68
Unit 7	933	86.68
Unit 10	929	86.3
Unit 17	938	87.14
Unit 11	936	86.95
TOTAL	**938**	**87.14**

Terms
6 - 12 month leases available.

Figures
Unit 6 £14,928 pax
Unit 7 £14,928 pax
Unit 10 £14,864 pax
Unit 11 £14,976 pax
Unit 17 £15,008 pax

Costs
All other outgoings payable in addition such as utilities, building insurance, business rates (if applicable) and service charge,

VAT
VAT is payable in addition.

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

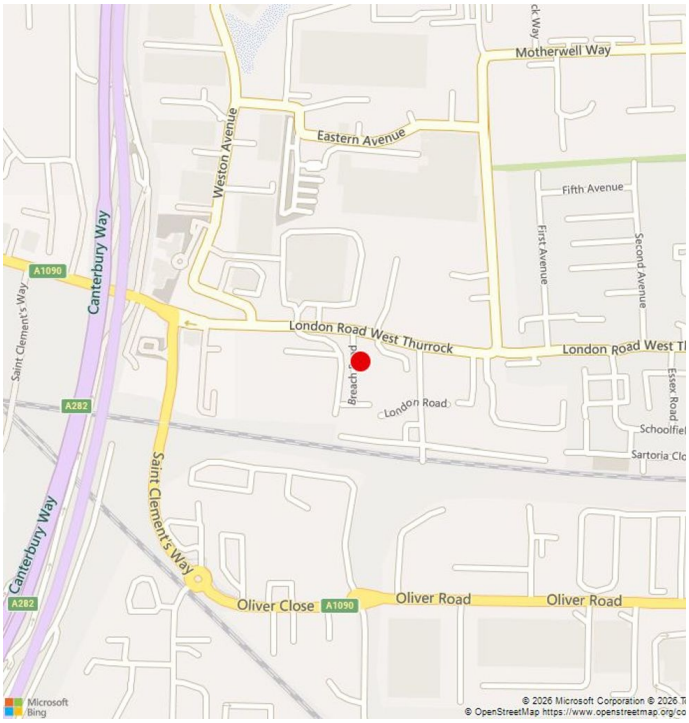
Energy Performance Certificate (EPC)
Available on request.

References/Accounts
A rent deposit is payable, subject to accounts/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.
The floro areas have been provided by our client and should be verified by interested parties on site in due course.

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



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**
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Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

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