BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

FIRST FLOOR OFFICES APPROX. 530 SQ FT (49.2 SQ M) *RENT REDUCED*

Rent: £9,600 Per Annum

66A Orsett Road
Grays
Essex
RM17 5EH

- Fronting Orsett Road
- Close Grays High Street
- Kitchen and bathroom
- Private entrance from Orsett Road
- Central heating
- One car parking space to rear

66A ORSETT ROAD, GRAYS, ESSEX, RM17 5EH

Location
Occupying a prominent position fronting Orsett Road. Nearby occupiers include Brayley Mazda, Hattens Solicitors, Thameside Theatre. Grays High Street is a short distance away. Grays Train Station is approximately 0.5 miles away providing a connection to London (Fenchurch Street) in approximately 35 minutes. The A13 is approx. 2 miles away, providing a connection to the M25 at the Mardyke Junction.

The Property
The property comprises first floor office space, accessed via front and rear staircases. The front entrance leads directly off of Orsett Road and the rear from the car parking area. There are 3 generous sized office rooms, a bathroom with shower and kitchen. The offices have double glazed windows, wood effect flooring and there is central heating.

There is one allocated car parking space to the rear and 'Pay and Display' parking spaces fronting the property on Orsett Road.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Offices/useable	442	41.06
Kitchen	87	8.08
TOTAL	**530**	**49.24**

Terms
To be let on a new lease for a minimum term of 3 years, incorporating periodic rent reviews where appropriate.

Figures
£9,600pax.

All other outgoings are payable in addition.

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

VAT
We are advised VAT is NOT payable on the rent.

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

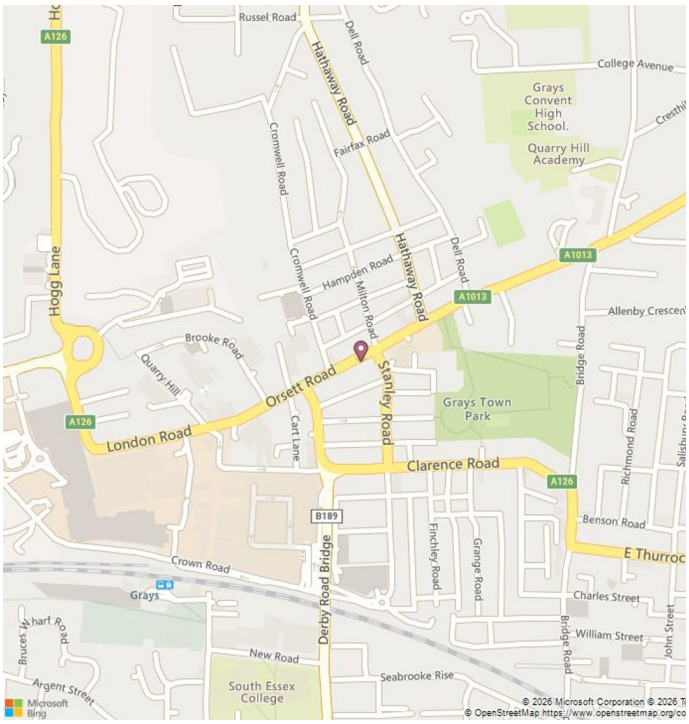
Energy Performance Certificate (EPC)
The EPC rating is E51, expiring June 2030.

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

Business Rates
Awaiting reassessment.

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



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:

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. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.







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

info@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:

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. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.