



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

Rent: £10,800 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

£10,800pax.

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

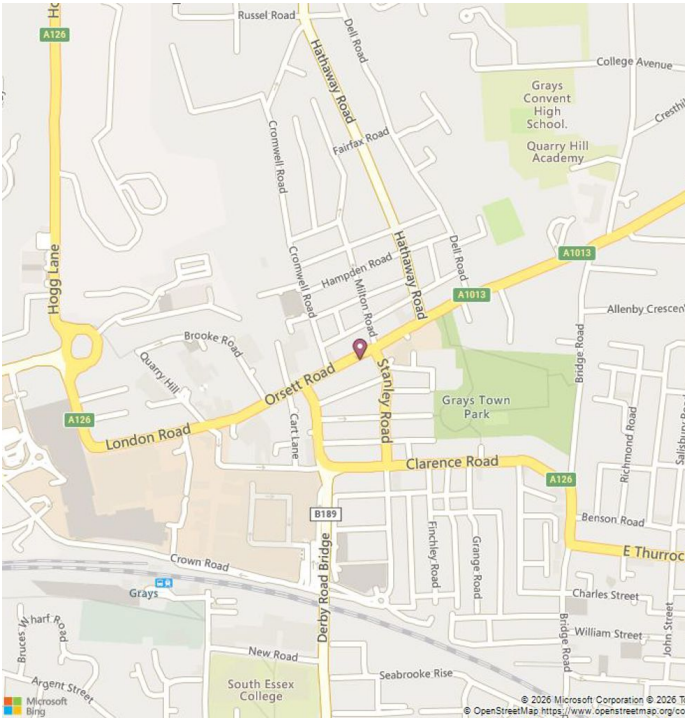
Awaiting reassessment.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in 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

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

info@branchassociates.co.uk | www.branchassociates.co.uk

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