

TO LET

Barn Conversion - Modern Ground Floor Office Suite

317 sq. ft. (29 m²)

UNIT 3 BLANKETS FARMHOUSE

Dunnings Lane, Bulphan, Upminster, Essex, RM14 3RJ



- Recently Refurbished Office
- 2 On-Site Car Parking Spaces
- Eligible For Small business Rates Relief
- Exclusive Kitchenette and W/C
- Electric Gated Access to Site
- Natural Light

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Bulphan is a village in the borough of Thurrock in the East of England and one of the traditional (Church of England) parishes in Thurrock. London is located approximately 24 miles away and is easily accessible via the A127/A12. Basildon and Lakeside are approximately 6 miles away. The M25 is approximately 3.8 miles and the A128 is approximately 3.1 miles distance from the unit.

DESCRIPTION

Modern self-contained ground floor open plan office suite, set within the rural grounds of an old farmhouse. The suite is arranged to provide office accommodation, together with a kitchen area and private W/C facilities. The office benefits from laminate flooring. Externally, the suite benefits from 2 on-site car parking spaces, and the site provides gated access. Additional spaces can be made available by negotiation.

ACCOMMODATION

Total **317 sq. ft. (29 m²)**

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£12,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the relevant local authority. Small business relief will be available to qualifying businesses.

EPC

The property has an EPC rating of B.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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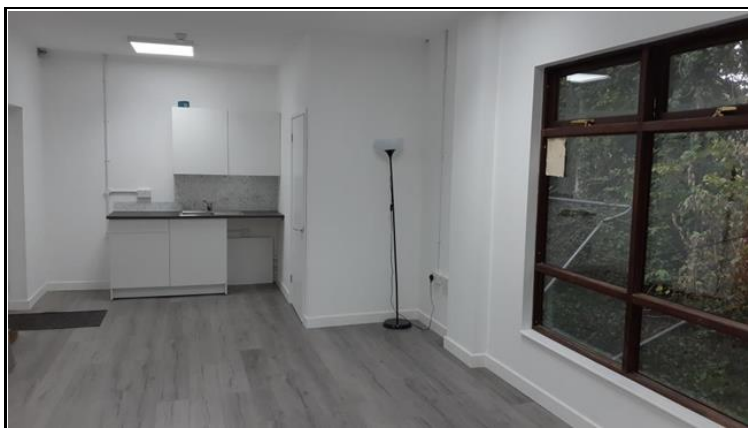
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