TO LET

First Floor Office Suite With Four Allocated Parking Bays

597 sq. ft. (55 m²)

UNIT 7, SAXON HOUSE (FIRST FLOOR)

Warley Street, Upminster Trading Park, Upminster, Essex, RM14 3PJ



- First Floor Only
- Gas Central Heating
- Perimeter Trunking
- Established Business Park
- Suspended Ceiling With Inset Lighting
- Four Allocated Parking Bays
- Shared Kitchen & WC Facilities
- Excellent Transport Links to A127 & M25

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION
The property is situated on the established Upminster Trading Park which is accessed via Warley Street and is in close proximity to Upminster Town Centre and the A127 (Southend Arterial Road). This in turn provides easy access to the M25 via Junction 29 to the east.

DESCRIPTION
First floor office suite with shared kitchen and shared WC facilities. The office benefits from suspended ceiling with inset lighting, double glazed windows, hung blinds, carpets, gas radiator heating and perimeter trunking. Externally, the property benefits from 4 allocated car parking spaces.

ACCOMMODATION

Total	**597 sq. ft. (55 m²)**

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

TENURE
The property is available to let by way of a new internal repairing and insuring lease for a term to be agreed. Flexible lease terms are available.

RENT
£15,000 per annum exclusive.

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

BUSINESS RATES
From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £11,500. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The property has an EPC rating of C-63.

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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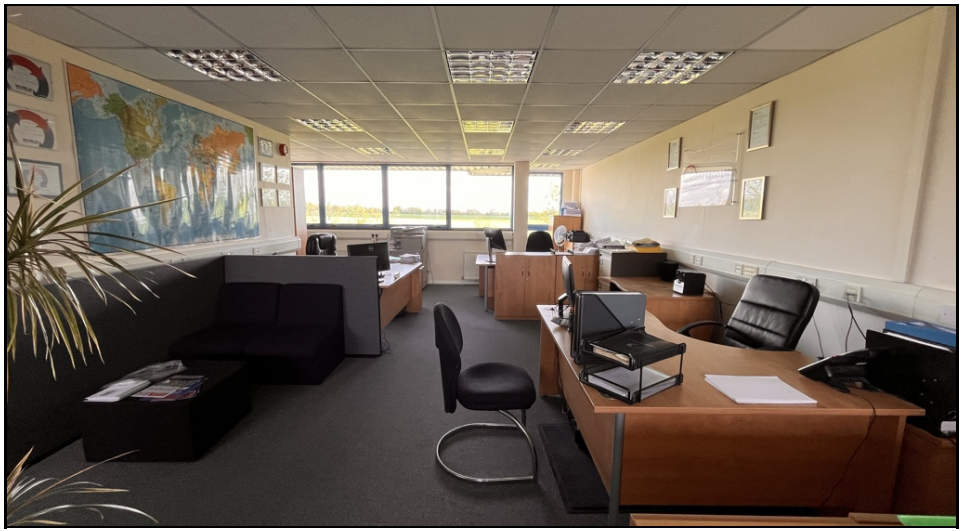







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