

Riverside Business Centre, Fort Road, Tilbury, Essex,  
RM18 7ND.



## Studio/Offices TO LET

Approx 1,087 & 93 sq ft (101 & 8.64 sq m)

### Location

Forming part of a popular modern business centre adjoining the cruise line terminal at Tilbury. The area benefits from rail communications via Tilbury Town and dual-carriageway access to the A13 and thereafter the National Motorway system via Junction 30 M25.

### The property

Studios at first floor level.

- Staffed reception
- Meeting rooms
- Free parking
- 24/7 access
- CCTV
- "Easy in, Easy out terms"

### Accommodation

Office 1b	93 sq ft
Studio 2	1,087 sq ft (101 sq m)

### Terms

To be let on "easy in, easy out" terms enabling long term occupation or vacation on 2 weeks notice. Our Clients adopt a simple Agreement avoiding unnecessary legal fees.

### Figures

<b>Studio 2</b>	<b>£1,340 per month</b>
<b>Office 1b</b>	<b>£350 per month</b>

Plus business rates and utilities and Vat.

### Business rates

Are payable separately, further details on request.

### EPC

In the process of being obtained.

### Agent's 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.

We have not measured the premises and have relied on information provided by our Clients. Interested parties are advised to satisfy themselves in this respect.



### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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