

Trafalgar House, 712 London Road, West Thurrock, RM20 3JT



Office suites

TO LET

Approx. 383 & 658.5 sq ft (35.64 & 61.2 sq m)

- Part Serviced
- Close Lakeside/Chafford Hundred Train Station
- Air Conditioned
- On site parking
- Vacant

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property occupies a prominent position fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The property

Top and middle floor office suites situated in Trafalgar House, a multi-tenanted three storey office building. The offices feature carpeting, small store room in one office, perimeter trunking with power points. There is also access to a communal kitchen and W/C facilities. A suspended ceiling is in place with recessed LED lighting and there is a new air conditioning/heat exchange unit installed. The office has receptionist services and a meeting room available for use.

There is on-site parking available within the buildings main car park.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Office 1	383 sq ft	35.64 sq m
Office 2	658.5 sq ft	61.2 sq m

Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

Office 1	£7,660 pa inclusive + VAT
Office 2	£13,170 pa inclusive + VAT

Payable monthly in advance by Standing Order. The rent is all inclusive **except telecommunications**.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The EPC rating for the entire Trafalgar House is D-91.

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.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

Office 1



Office 2



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

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