

Unit B1a Sartoria Business Park, 730 London Road, West  
Thurrock, RM20 3NL



Unit/offices approx 4500 sq ft (418 sq m)  
with

Private Yard approx 4500 sq ft (418 sq m)

**TO LET \*Business Rates included for 6 months\***

## Location

Located on the northern side of London Road less than a mile from the QE2 Bridge via Stonehouse Lane. The A13 is approx. 2 miles distant. Purfleet c2c train station is only approx. 1.4 miles away providing a service to London (Fenchurch Street) in approx. 29 minutes.

## The property

An end-terrace unit and comprising office, toilet and kitchen to the ground floor and two open plan offices upstairs. The remainder is a clear span unit with an eaves height of approx. 7.5m and access via an electrically operated loading door. There is 3-phase power.

Outside is a private fenced concreted yard with two gates.

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

Office/ancillary	1596 sq ft	148 sq m
Unit	2907 sq ft	270 sq m
<b>Total</b>	<b>4503 sq ft</b>	<b>418 sq m</b>
Yard	4462 sq ft	414 sq m

## Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

## Figures

**£65,000 pax. \*Business Rates included for 6 months\***

A service charge of 6% of the rent is payable for management costs.

A rent deposit of 2 months' rent is payable. Vat is payable.

## Legal costs

The ingoing party is to pay a contribution towards the Landlord's costs (£100 plus Vat for a 1 year lease).

## Agent's Note

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

## EPC

An EPC is in the process of being prepared.

## Business Rates

On application.



## Enquiries/viewing

**Viewing is strictly by prior appointment only.**

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

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