

## 42 Orsett Road, Grays, RM17 5EH



Main Road two-storey “Class E” premises approx.  
1110 sq ft (102.5 sq m) with parking to rear

### To Let on New Lease

- Prominent position fronting Orsett Road
- Glazed frontage
- Kitchen to first floor
- Part air-conditioned
- Pay & Display on street parking
- Suitable for a variety of “Class E” uses

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

### Location

The property occupies a position fronting Orsett Road within a mixed use Estate Agent, professional office and retail area, close to Papa John's, Thurrock Mazda/Honda and Grays Library. The property is within walking distance of Grays Town Centre, with Cromwell Road Pay and Display Car Park located close by. There is on-street parking directly to the front. Grays Town Train Station is approximately 0.5 miles away, providing a c2c service to London (Fenchurch Street) in approximately 35 minutes. The National Motorway network is available via the A13 approximately 1.7 miles due North.

### The property

A mid-terrace property of rendered brick construction beneath a pitched tiled roof.

The ground floor comprises two large rooms with ladies toilet and rear access. At first floor are two further offices and kitchen facilities.

There is rear vehicular access and parking.

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

Accommodation	Approx. Sq ft	Approx. Sq m
Ground floor	610	56.5
First floor	500	46.0
Total	1110	102.5

### Lease

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

### Figures

£25,000 per annum exclusive.

### Energy Performance Certificate (EPC)

The EPC is C62, expiring January 2034.

### Business rates

The Ratable Value (2023) is £7200.

If the incoming tenant qualifies, nil business rates apply under Small Business Rate Relief. Interested parties are advised to satisfy themselves in this respect.

### Legal costs

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

### 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/Viewings

Please contact sole agents, Branch Associates on 01708 860696 / 07775 804842 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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