



TOWN CENTRE OFFICES APPROX. 226 & 355 SQ FT (33 & 21 SQ M)

Rent: £867.00 - £1,380.00 Per Month

Thurrock Centre For Business
2 George Street
Grays
Essex
RM17 6LY

- "Easy in/Out" Terms
- Modern Offices
- Meeting Room
- Welfare Facilities
- 24/7 access
- Close Grays Train Station

THURROCK CENTRE FOR BUSINESS, 2 GEORGE STREET, GRAYS, ESSEX, RM17 6LY

Location

Thurrock Centre for Business is situated on George Street with a prominent town centre location. Grays Station is approximately 230 yards away providing a service to London (Fenchurch Street) in approximately 38 minutes. The A13 is approximately 2 miles distance from the property.

The Property

Situated within the renovated Post Office building, the modern office benefits from flexible 'Easy in, Easy out' tenancy terms, meeting room facilities and core office services including post handling, visitor enquiries and administration.

There is 24/7, 365 access.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office GF1	355	32.98
Office GF3	226	21

Terms

The lease is 3 years, with flexible terms, which the tenant is able to terminate by giving 1 months notice.

Figures

Office GF1 - £1,380 + VAT pcm

Office GF3 - £867 + VAT pcm

Payable monthly in advance by Standing Order. A rent deposit plus VAT is payable, further details on request.

Costs

The cost includes utilities (heating, electricity and water) and internet connectivity to the wall. Telecoms & Business Rates are payable separately.

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating for '2 George Street' is E105, expiring August 2031.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

Business rates payable directly to Local Authority. Small Business Rate Relief may be available, however, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note

All figures quoted are exclusive of VAT (if applicable)

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

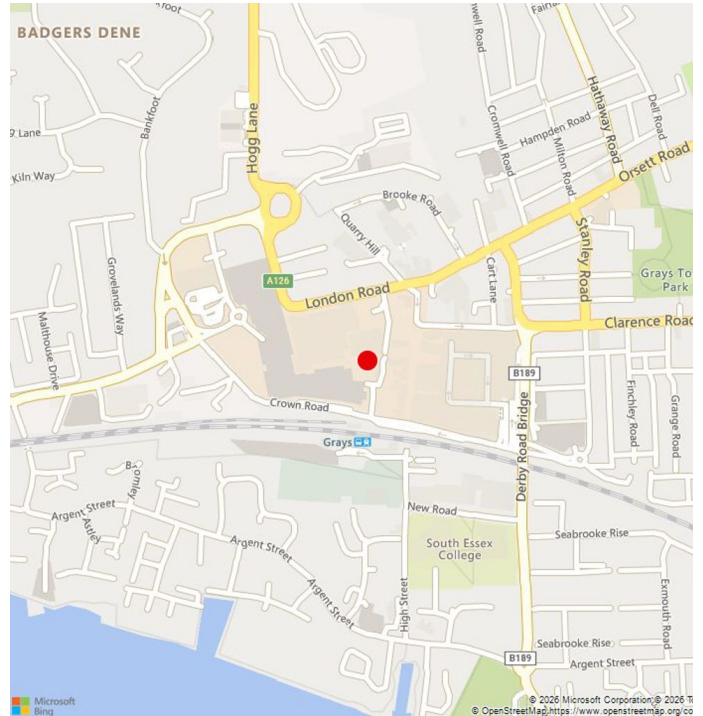
None of the amenities or fixtures and fittings have been tested.

Floor areas have been provided by a third party and should be verified by interested parties on site.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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