

**2 ORSETT BUSINESS CENTRE, STANFORD ROAD, ORSETT, GRAYS,
ESSEX, RM16 3BX**

TO LET SERVICED OFFICE SUITE

525 sq.ft (48.77 m²)



Location

The property forms part of the ground floor of a modern purpose built office building, part of the Orsett Business Centre located fronting the A1013 between Stanford-le-Hope and the Orsett Cock interchange. The A13 is within a couple of minutes' drive and connects to the M25 and Dartford Crossing which is 10-15 minutes away. Parking is available on site for three vehicles.

Accommodation

Ground Floor modern Office suite, currently subdivided internally and with segregated WC and kitchen facilities.

Terms

To be offered on an all inclusive basis including lighting, heating, insurance and rates under a licence arrangement, for a term to be agreed.

Rent

£14,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

There will be no additional service charge.

Planning & Use

The property has consent for office use.

Rates

Rateable Value

UBR (2023/2024)

Rates Payable

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to pay their own legal costs, although occupation will be on the basis of simple licence documentation and not a formal lease.

VAT

VAT will be applicable to all rent and charges.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co