

**ESSEX HOUSE, STATION ROAD, UPMINSTER, RM14 2SJ**

**TO LET OFFICE SUITES**

321 sq.ft ( 29.82 m<sup>2</sup> )



**Location**

Essex House is situated on the west side of Station Road, Upminster between its junctions with Gaynes Road and St Marys Lane. Upminster main line station is within a few minutes walk and Station Road leading to Hall Lane provides access to the A127 to the north approximately 1.5 miles away. Within the vicinity are a number of pay and display car parks.

**Accommodation**

Essex House comprises a multi storey office building situated over first, second and third floors. The building has undergone refurbishment and each floor has been divided into a range of office suites. Each suite having new carpeting, ceilings and air conditioning. There are communal toilets and staff facilities on each floor.

**Terms**

The suites are available on new lease effectively full repairing and insuring lease terms of 5 years minimum.

**Rent**

£29 Per Sqf

**Service Charge**

A service charge is payable. see attached schedule

**Planning & Use Rates**

<b>Rateable Value</b>
<b>UBR (2023/2024)</b>
<b>Rates Payable</b>

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs

**VAT**

All rents and prices stated are subject to Value Added Tax.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co