

E1G Wharf Road, Stanhope Industrial Estate, Stanford le Hope, SS17 0EH



Recently refurbished office approx. 525 sq ft (48.4 sq m) with yard approx. 2571 sq ft (239.1 sq m)

**TO LET**

Larger yard/unit also available

- Detached
- Three rooms
- New carpeting
- Security cameras & after hours manned security
- Vacant & immediately available
- LED lighting

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

### Location

Forming part of an established business estate approximately 2 miles south of the A13 and only 1.1 miles from Stanford le Hope Train Station, providing a service to London (Fenchurch Street) in approx. 48 minutes. The M25 is approximately 9 miles distant. London Gateway Port lies to the east.

### The property

A recently redecorated detached office comprising three inter-connecting rooms with shared ladies/gents toilets adjacent. Externally is an enclosed private yard/car parking.

Close by is a larger yard/unit if required, further details on request.



**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal and site areas are as follows:

Accommodation	Sq ft	Sq m
Office	525	48.8
Yard	2571	239

Details of larger yard/unit on request.

### Tenure

To let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews, outside the Landlord & Tenant Act.

### Figures

**Office/yard - £20,000pax**

**Rent for larger yard/unit on request.**

Payable monthly in advance. A service charge for communal expenditure is payable on an ad hoc basis. A 3 month deposit is required. VAT is NOT payable on the rent. £50 pcm is payable towards after hours manned security. £350pa is payable towards the estate security cameras.

### Planning

No lorries shall enter or leave the site outside the hours of 7am-7pm Monday-Saturday and not at all on Sundays or Bank Holidays.

### Business rates

We have been unable to locate the Rateable Value online.

### Legal costs

Each party is to be responsible for the payment of their 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/viewing

Please contact us on 01708 860696 or email:

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

### Additional photographs

Please see below.

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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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