

## 01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

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

#### TO LET SERVICED OFFICE SUITE

525 sq.ft (48.77 m<sup>2</sup>)



#### 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.

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 will be applicable to all rent and charges.

#### **Viewing & Further Information**

Strictly by prior arrangement with Mass & Co

Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract

- ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
  iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction