



## VARIOUS MODERN OFFICE SUITES APPROX. 141 - 642 SQ FT (13 - 59 SQ M) TO LET

Rent: £475.00 - £2,150.00  
Per Month

Thames Enterprise Centre  
Princess Margaret Road  
East Tilbury  
Tilbury  
Essex  
RM18 8RH

- Refurbished Business Club Suites
- Communal kitchen/toilets
- On site Gym
- Parking
- Flexible Leasing Packages

# THAMES ENTERPRISE CENTRE, PRINCESS MARGARET ROAD, EAST TILBURY, TILBURY, ESSEX, RM18 8RH

## Location

A semi-rural location benefitting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 45 minutes. The A13 is only 3.4 miles to the north. The area will be substantially enhanced once the proposed Lower Thames Crossing is constructed. There is a parade of shops directly opposite the Estate containing a Coop, and various neighbourhood shops.

## The Property

A multi-tenanted office building comprising of various suites. Parking is available on site and we are advised there is free public parking also available adjacent from the centre.

The offices include furniture, leased line broadband, shared kitchen facilities, communal cleaning and access to the Thames Enterprise Centre Gym.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office	141	13.1
Office	183	17
Office	185	17.19
Office	280	26.01
Office	288	26.76
Office	310	28.8
Office	344	31.96
Office	355	32.98
Office	460	42.73
Office	462	42.92
<b>TOTAL</b>	<b>3,188</b>	<b>296.17</b>

## Terms

To let on flexible terms.

## Figures

Office 003D £475 + VAT PCM  
Suite 101 £650 + VAT PCM  
Business Club02 £750 + VAT PCM  
Business Club01 £975 + VAT PCM  
Office 006 £840 + VAT PCM  
Suite 123 £1,035 + VAT PCM  
Office 003B £1,000 + VAT PCM  
Office 007 £1,180 + VAT PCM  
Office 009C £1,535 + VAT PCM  
Suite 122 £2,150 + VAT PCM

Rent includes Broadband, utilities, kitchen amenities, furniture, use of on-site gym, reception services, building maintenance and communal cleaning. Telecoms (charged per handset upon request), office cleaning (if required) and Business rates are payable separately.

Utilities are included in the rent for Business Club 01 & 02, Office 003B, Suite 101 and Suite 123 only. Electricity is metered and charged separately for the remaining offices listed.

## Legal Costs

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

## Energy Performance Certificate (EPC)

On request.

## Business Rates

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.

## Enquiries/Viewing

Please contact us on 01708 860696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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