



## MODERN OFFICES & STUDIOS WITH PARKING APPROX. 214 - 1227 SQ FT (20 - 114 SQ M) - TO LET

Rent: £933.58 - £2,372.20  
Per Month

The Riverside Business Centre  
Fort Road  
Tilbury  
Essex  
RM18 7ND

- Staffed Reception
- Meeting Rooms
- Free Parking
- 24hr Access
- CCTV

# THE RIVERSIDE BUSINESS CENTRE, FORT ROAD, TILBURY, ESSEX, RM18 7ND

## Location

Forming part of a popular modern business centre adjoining the cruise line terminal at Tilbury. The area benefits from rail communications via Tilbury Town and dual-carriageway access to the A13 and thereafter the National Motorway system via Junction 30 M25. Tilbury Town Station is approx. 1.1 miles distant and provides a service to London (Fenchurch Street) in approx. 42 minutes.

## The Property

Located within a modern business centre, benefitting from:

- o Staffed reception
- o Meeting rooms
- o Free parking
- o 24/7 access
- o CCTV
- o "Easy in, Easy out terms"

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Studio	214	19.88
Office	323	30.01
Studio	1,227	113.99
<b>TOTAL</b>	<b>1,764</b>	<b>163.88</b>

## Terms

To be let on "easy in, easy out" terms.

## Figures

Studio 1E £933.58 + VAT pcm  
Office 19 £938.86 + VAT pcm  
Studio 3 £2,372.20 + VAT pcm

A rent deposit is payable, further details upon request.

The office rents include electricity bill. Internet & telecoms charged separately. Business rates payable separately. Electricity and internet charged separately on all studio spaces. Business rates payable separately.

## Energy Performance Certificate (EPC)

Further details on request.

## Business Rates

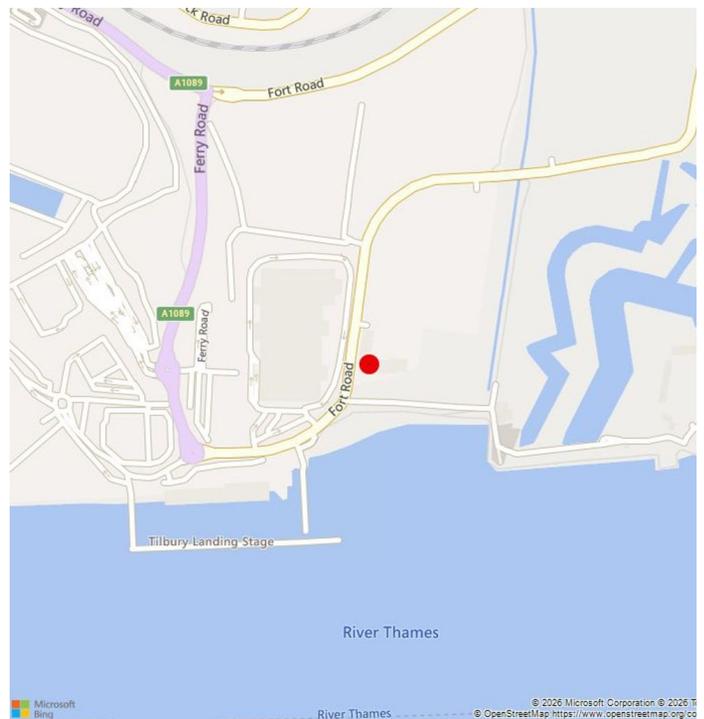
Business rates payable directly to Local Authority. Small Business Rate Relief may be available, however, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

## 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)



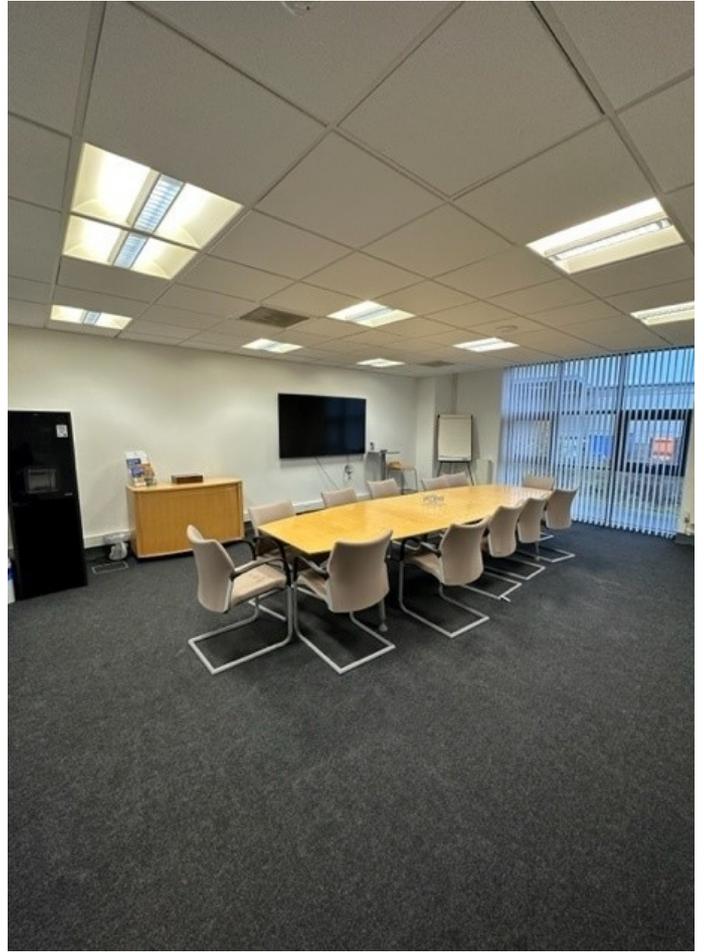
Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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

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