



OFFICES WITH A SMALL BUSINESS CENTRE APPROX. 157 & 261 SQ FT (14.5 & 24.2 SQ M) - TO LET

Rent: £550.00 - £890.00 Per
Month

Aveley House
Arcany Road
South Ockendon
Essex
RM15 5SX

- Approx. 2.7 miles from A13
- London (Fenchurch Street) 29 mins
- Air conditioned
- Solar PV
- Total of 18 Car Spaces

AVELEY HOUSE, ARCANY ROAD, SOUTH OCKENDON, ESSEX, RM15 5SX

Location

The property fronts Arcany Road, off Arisdale Avenue, a mixed use industrial and residential area less than a mile to the South of the Town Centre. Nearby occupiers include Next Distribution, Belmont Laundry and Store to Door Group. The A13 and M25 are approx. 2.7 and 5.4 miles away respectively. Ockendon Train Station provides a service to London (Fenchurch Street) in approx. 29 minutes.

The Property

Our client has undertaken a comprehensive redevelopment to provide a terrace of four ground floor units and nine air conditioned offices.

The offices provide four rooms at ground floor and five at first floor. Disabled, ladies/gents toilets and a kitchen will be provided at ground floor. A total of 7 car spaces are available for the offices.

Floor plans are available on request.

Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Office	157	14.59
Office	261	24.25
TOTAL	418	38.83

Terms

To let on a new full repairing and insuring lease for term to be agreed including periodic static or upward only rent reviews.

Figures

Office GF2 £550 per month + VAT

Office 119 £890 per month + VAT

A service charge is payable for communal costs, further details of which are available on request.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC for the whole of Aveley House is A11, expiring September 2034.

Business Rates

Assuming the tenant qualifies, Small Business Rate Relief should apply. However, interested parties are advised to satisfy themselves in this respect.

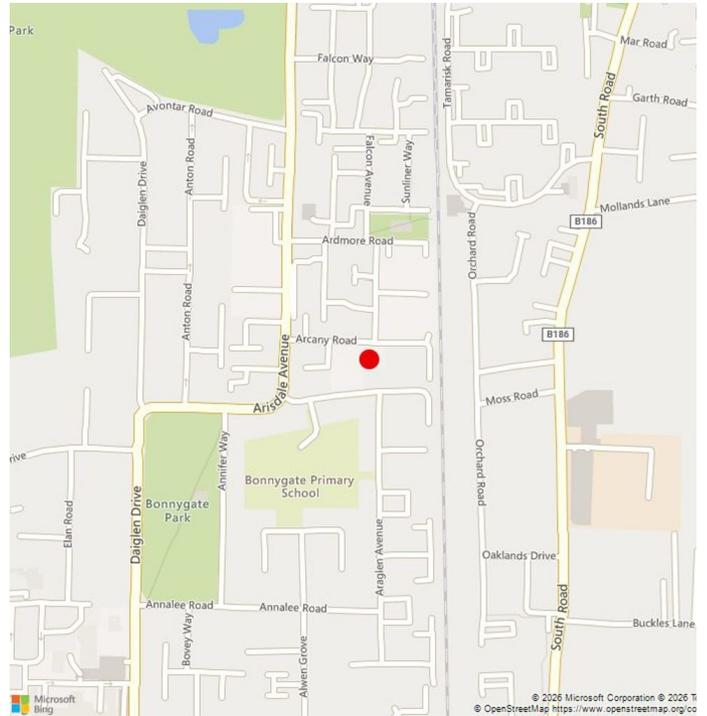
Agents Note

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:

ib@branchassociates.co.uk



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

info@branchassociates.co.uk | www.branchassociates.co.uk

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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