



TOWN CENTRE OFFICES IN CHARACTER BUILDING APPROX. 327 - 765 SQ FT (30.4 - 71.1 SQ M) - TO LET

Rent: £1,199 - £2,805 Per Month

The Old Courthouse
Orsett Road
Grays
Essex
RM17 5DD

- Flexible "Easy in/out" Terms
- Manned Reception
- Conference Room
- Communal Welfare Facilities
- 24hr Access
- CCTV

THE OLD COURTHOUSE, ORSETT ROAD, GRAYS, ESSEX, RM17 5DD

Location

Situated prominently at the top of Grays High Street. Grays Train Station is approximately 0.3 miles distant from the property. This provides a C2C link to London (Fenchurch Street) in approximately 36 minutes. The A13 is approximately 2 miles distance from the property.

The Property

Situated within the refurbished Old Courthouse, these offices have use of a manned reception (between normal office hours). There are core services including telephone answering, mail handling and full facilities management. There is access to high-speed internet and phone connectivity (additional cost). Additionally, the offices have access to a high quality break out room, kitchen facilities and café area. An executive boardroom is also available for hire.

Flexible 'Easy in, Easy out' tenancy terms
24 Hour / 365 access
Conference room
Manned reception (Mon-Fri 08:30-17:00)
CCTV monitoring

Please note, the offices come unfurnished.

Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Office 11	327	30.38
Office 23	439	40.78
Office A04	605	56.2
Office 31	764	70.98
Office 32	765	71.07
TOTAL	2,900	269.5

Terms

The lease is 3 years long, with flexible terms, which the tenant is able to terminate by giving 1 months notice.

Figures

Office 11 - £1,199 pcm + VAT
Office 23 - £1,609.67 pcm + VAT
Office A04 - £2,218.34 pcm + VAT
Office 31 - £2,801.34 pcm + VAT
Office 32 - £2,805 pcm + VAT

Payable monthly in advance by Standing Order. A rent deposit plus VAT is payable, further details on request.

Costs

The cost includes utilities (heating, electric and water). Telecoms, internet & Business Rates are payable separately.

VAT

VAT is payable in addition.

Legal Costs

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

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

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Energy Performance Certificate (EPC)

The EPC rating for the whole of The Old Courthouse is C58, expiring November 2025.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

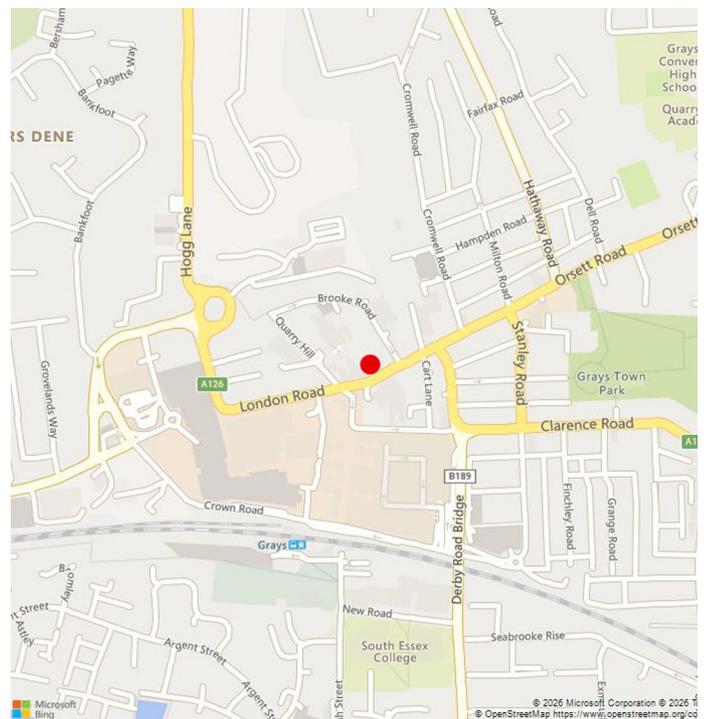
Business rates payable directly to Local Authority. Small Business Rate Relief may be available, however, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

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.
Floor areas have been provided by a third party and should be verified on site by interested parties.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
office@branchassociates.co.uk





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