







**Portcentric House, Thurrock Park Way, Tilbury, Essex, RM18 7HQ**



## **To Let Self Contained Office Building with parking**

**2,950 - 5,460 Sq Ft (274 - 507 Sq M)**

-  Ground And First Floor Levels
-  Predominantly Open Plan
-  30 Demised Spaces
-  Adjoins The Port Of Tilbury
-  To Be Refurbished
-  Close To Amazon, ASDA, Uniserve, and Travis Perkins



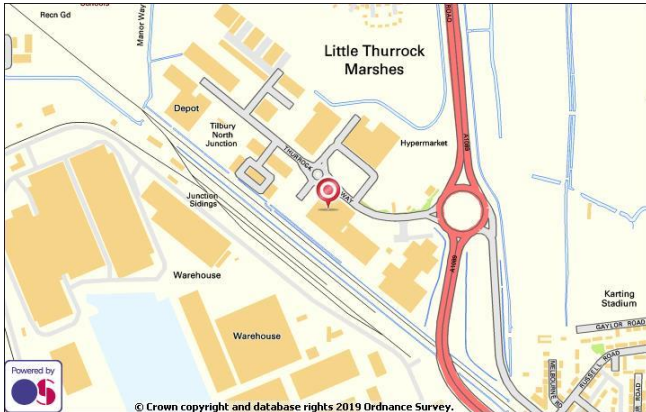
# PROPERTY DETAILS

## Location

Tilbury is located approximately 26 miles to the east of Central London on the north bank of the River Thames and a short distance from the Docks and Tilbury Station.

The property is situated on the south side of Thurrock Park Way directly off the A1089, which feeds directly onto the A13.

Major occupiers in the vicinity include Amazon, Uniserve, ASDA, and Travis Perkins.



## Description

The property comprises self-contained ground and first floor offices. Internally, they provide a mix of open plan and cellular offices benefitting from suspended ceilings, partial perimeter trunking, floor boxes, WC and kitchen facilities.

The building is self-contained and is accessed via a shared carpark to the front which provides 30 car parking spaces.

The offices are to be refurbished to an agreed specification.

## Accommodation

According to our calculations, the property has the following approximate Net Internal areas (NIA) :

Ground Floor	2,950 sqft
First Floor	2,510 sqft
<b>Total NIA</b>	<b>5,460 Sq Ft (507 Sq m)</b>

There is the possibility of splitting the above accommodation on a floor by floor basis.

## Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed incorporating periodic upward only rent reviews.

## Rent & VAT

£67,500 per annum exclusive of rates, VAT and all other outgoings.

All rents quoted are exclusive of Value Added Tax which is applicable.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Planning

We understand the property has an established Class B1a (Office) use class. Interested parties are advised to contact Thurrock Council on 01375 372468 to satisfy themselves that their proposed use conforms with the current planning consent.

## Business Rates

We are advised that the property is currently rated in conjunction with the adjoining warehouse and will need to be separately assessed.

## Energy Performance Certificate

The property has an EPC rating of E107. A copy is available upon request.

For viewings and further details please contact



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