

TO LET

Two adjoining
self contained
buildings



LAKESIDE BUSINESS HUB

The perfect location



**32 MINUTES
TO LONDON
FENCHURCH
STREET**



**36 MINUTES
TO CANARY
WHARF**



**4 MINUTES
FROM THE
M25 J30/31**



**5 MINUTES
WALK TO
LAKESIDE
SHOPPING**

Units 6 & 7

2 terraced two storey offices

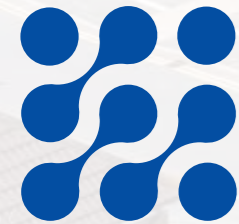
Approx. 3,835 - 7,743ft²

356.27 - 719.32 m²

Available separately or together

Lakeside Business Village
Fleming Road, Chafford Hundred
Grays, Essex RM16 6EW

www.glenly.co.uk



LAKE SIDE BUSINESS HUB

Newly refurbished
2 terraced two storey offices to let
Approx. 3,835 - 7,743ft²
356.27 - 719.32 m²

Lakeside Business Village is situated off Fleming Road alongside Chafford Hundred railway station forming part of the modern Chafford Hundred development.

Lakeside Regional Shopping Centre lies adjacent to the development and is a short walk via a pedestrian bridge which connects the station with the Centre itself.



The Lakeside Business Village is perfectly placed to connect with Docklands and the City using either rail or road. Located only one minutes' walk from Chafford Hundred' C2C railway station providing a 32-minute service to London Fenchurch Street. Plus, the excellent road links are only a few minutes' drive to both the A13 as well as Junction 30/31 of the M25.



**OPEN PLAN OFFICES
SET OVER 2 FLOORS**



**SUSPENDED CEILINGS
WITH LED LIGHTING**



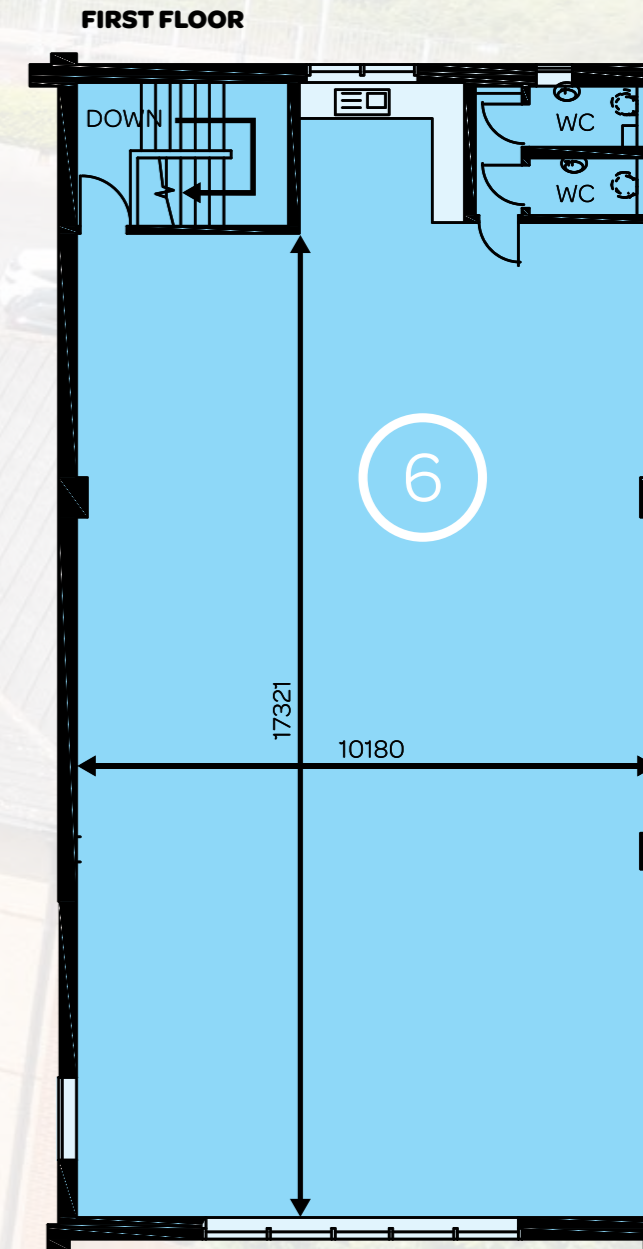
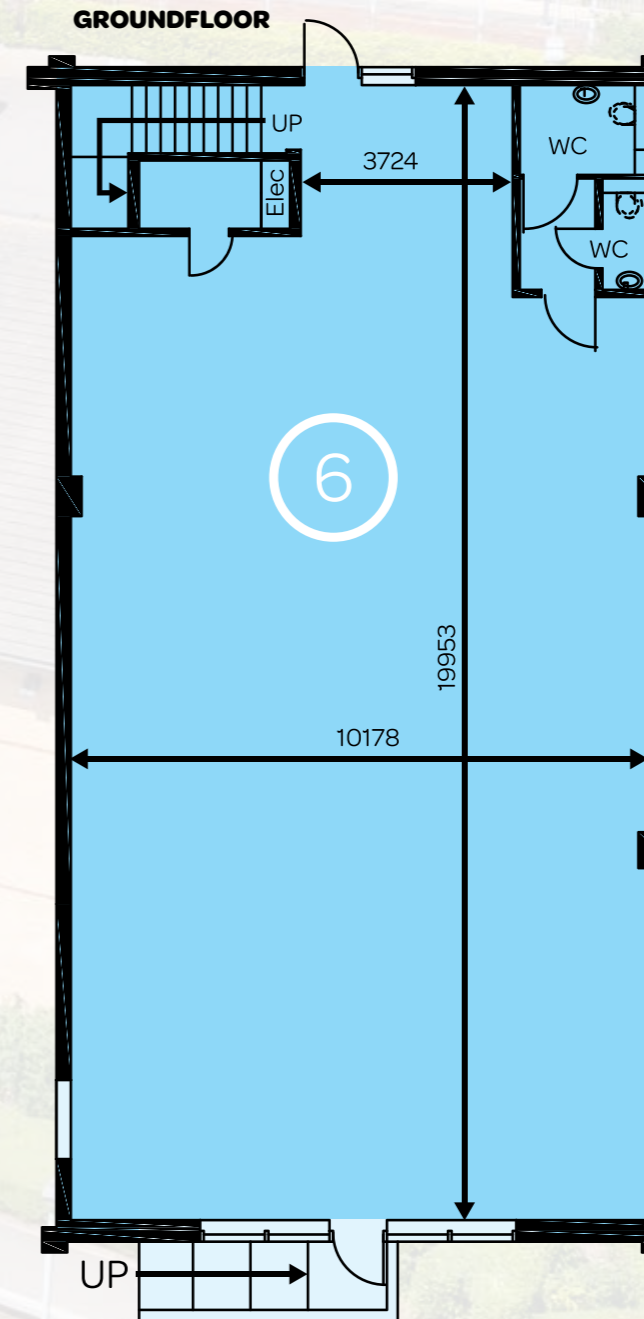
**AIR CONDITIONING
& PERIMETER TRUNKING**



**PARKING FOR 30 CARS -
15 SPACES PER UNIT**

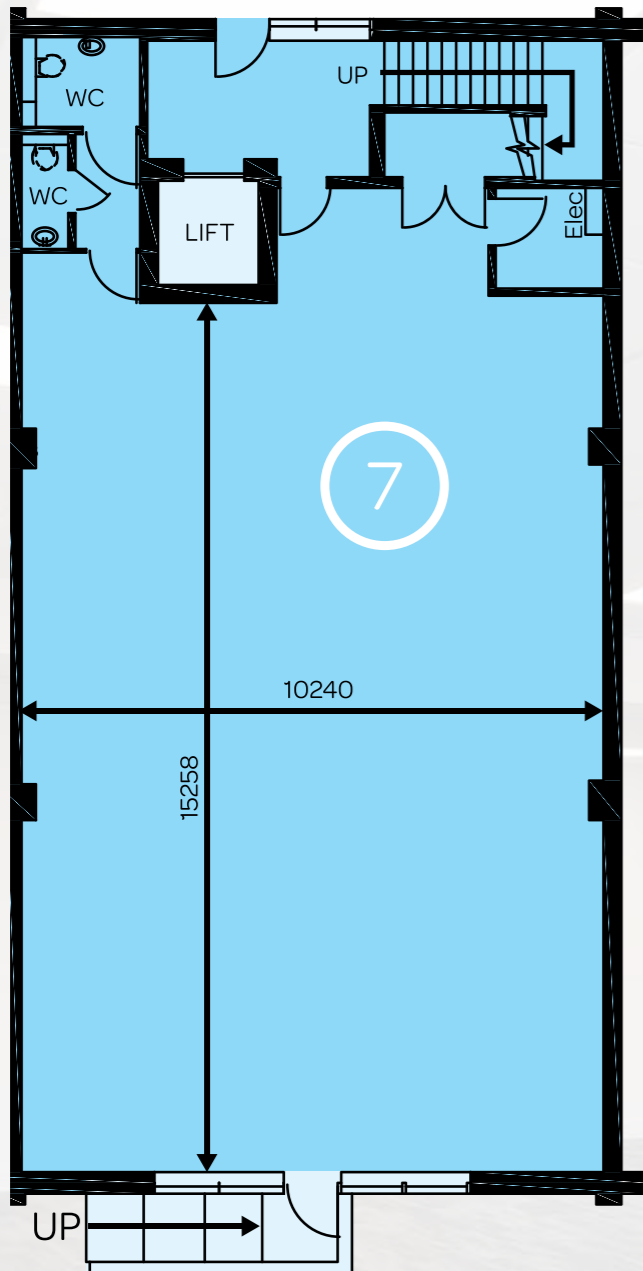


**WHOLE BUILDING AIR
EXTRACTION SYSTEM**

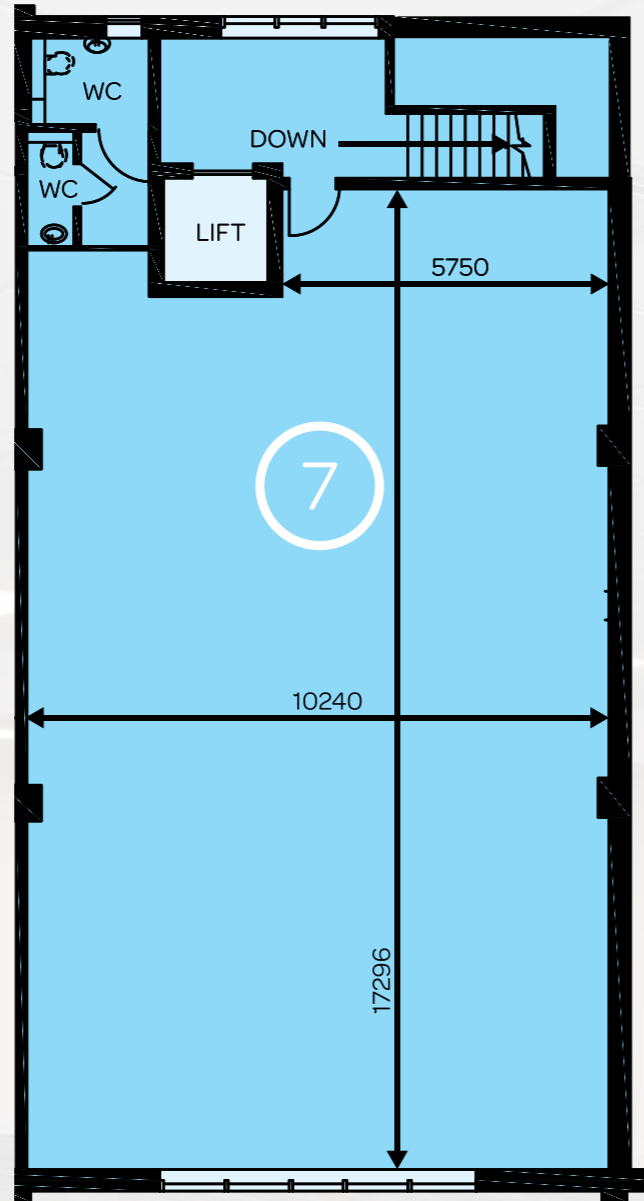


The following areas have been measured on a Net Internal Area basis:
Floor Accommodation:
Unit 6 Ground floor office 2,019ft² / 187.6m²
First floor office 1,982ft² / 184.19m²
Available on its own or with Unit 7

GROUND FLOOR



FIRST FLOOR



The following areas have been measured on a Net Internal Area basis:
Floor Accommodation:
Unit 6 Ground floor office 1,977ft² / 183.7m²
First floor office 1,853ft² / 172.24m²
 Available on its own or with Unit 6







PERFECTLY LOCATED

Lakeside Business Village, is the perfect location. It forms part of the wider Lakeside Business Hub that consists of Lakeside Shopping Centre, with all its retail, dining and leisure facilities, the Thurrock Retail Park and the Thurrock Trade Park and the wider office and Commercial estates of Chafford Hundred.

A purpose-built development that offers both office and retail facilities located on Fleming Road, with exceptional road and rail links. Situated a short drive from the A13 and Junction 30/31 of the M25 and the Dartford Crossing. The drive times to the M11 and the M1 being just 20 and 40 minutes approximately.

The two adjoining buildings, which can be connected are only 1 minutes' walk from the C2C Chafford Hundred Railway station. Travelling direct to London Fenchurch Street in just 32 minutes.





25 MINUTES FROM CITY AIRPORT



13 MINUTES DRIVE TO PORT OF TILBURY



20 MINUTES DRIVE TO BASILDON



60 MINUTES FROM HEATHROW AIRPORT



60 MINUTES FROM DOVER TERMINAL



35 MINUTES FROM STANSTED & GATWICK AIRPORTS



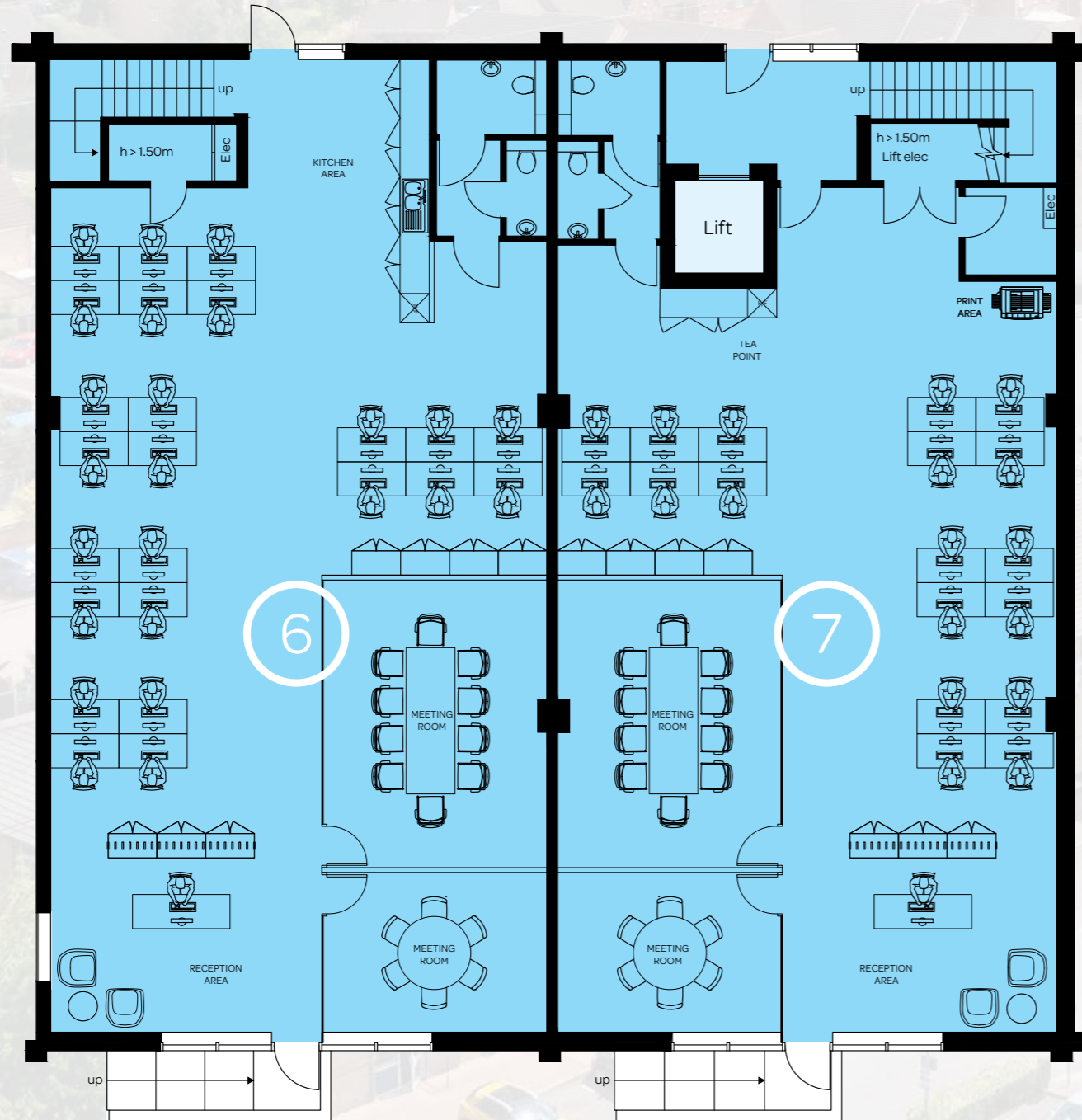
PROPOSED LAYOUTS

Ground Floor Unit 6:

- 24 qty desks at 1400 x 700mm
- 2 qty meeting rooms
- 1 qty kitchen area
- 1 qty reception area
- Mixture of storage

Ground Floor Unit 7:

- 20 qty desks at 1400 x 700mm
- 2 qty meeting rooms
- 1 qty tea point
- 1 qty reception area
- Mixture of storage

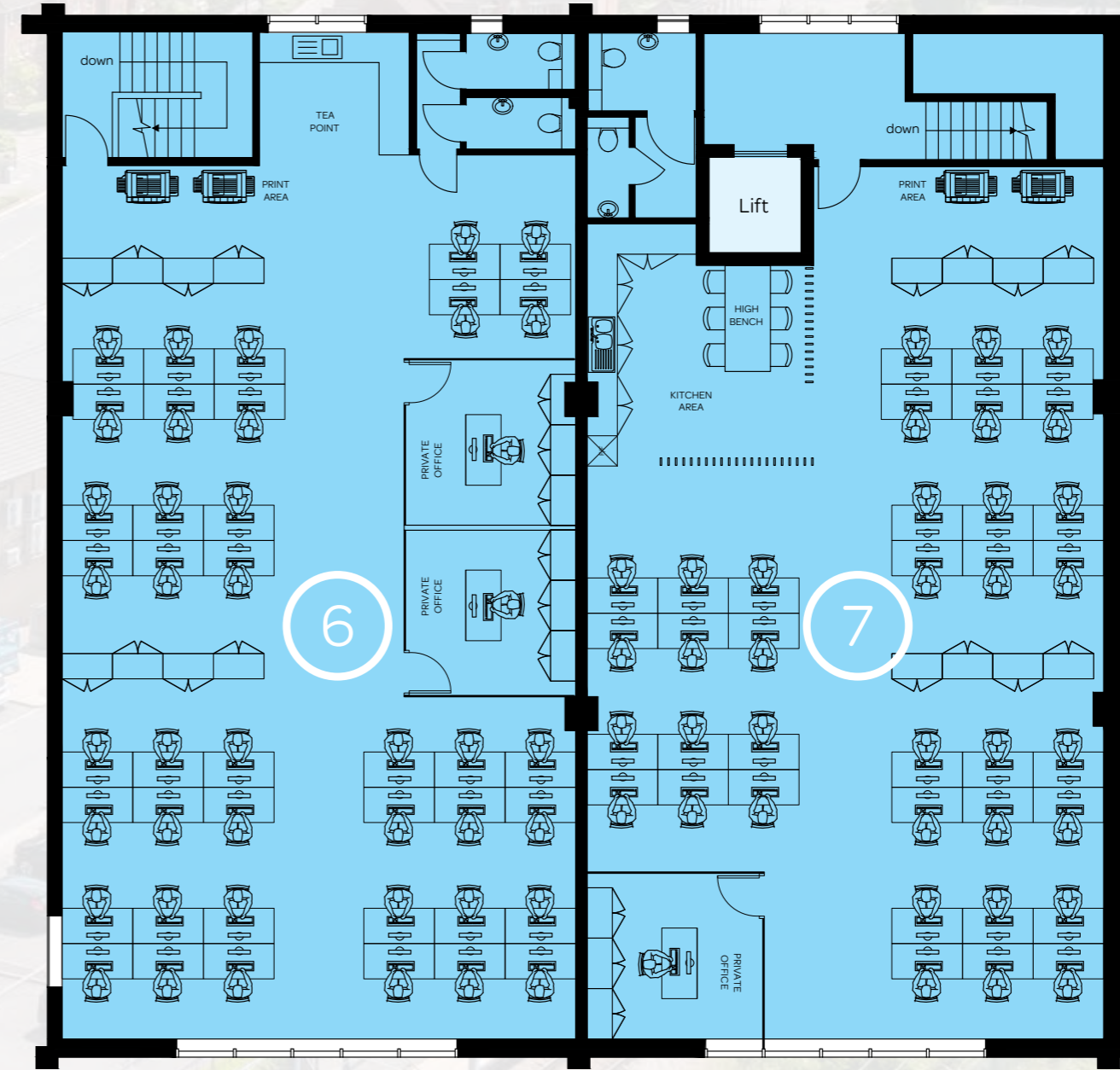


First Floor Unit 6:

- 40 qty desks at 1400 x 700mm
- 2 qty private offices
- 1 qty tea point
- 1 qty print area
- Mixture of storage

First Floor Unit 7:

- 36 qty desks at 1400 x 700mm
- 1 qty private offices
- 1 qty kitchen area
- 1 qty print area
- Mixture of storage



TERMS

The properties are available to let by way of a new Full Repairing and Insuring Lease(s) for a term to be agreed.

SERVICE CHARGE

A service charge is payable for the maintenance of the common parts of the Estate. The service charge for the units is as follows:

Unit 6 - £6,486.58

Unit 7 - £6,518.38

BUSINESS RATES

From internet enquiry of the Valuation Office Agency website we understand the Units 6 & 7 have a combined Rateable Value of £118,000 as entered into the 2017 Rating List.

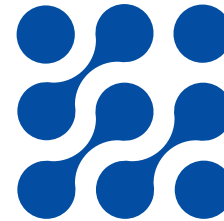
Interested parties should contact Thurrock District Council on 01375 390 000 for an estimate of rates payable.

ENERGY PERFORMANCE CERTIFICATE

We understand the premises have an Energy Performance Rating of C58.

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All times stated are approximate and by various different modes of transport ie: Car, Train, Walking etc.



LAKESIDE BUSINESS HUB

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