

Former Aura Design, Orsett Hall, Prince Charles Avenue , Orsett, Essex, RM16 3HS



Showroom/storage premises at Orsett Hall TO LET

Approx. 1,680 sq ft (156 sq m)

- Adjacent parking
- LED lighting
- Double glazed entrance
- Separate storage
- Showroom/prep area/office

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of a Landmark building fronting Brentwood Road (A128) just 0.6 miles from the A13. Lakeside Shopping Centre is situated approx. 6.3 miles away and Grays Train Station is approx. 5 miles distant, providing a service to London (Fenchurch Street) in approx. 37 minutes.

The property

Situated within prestigious Orsett Hall, the property is located at the main entrance/exit. A detached property comprising timber clad elevations beneath a pitched slate and mono-pitch roof.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Showroom/prep	705 sq ft	65 sq m
Storage	974 sq ft	90 sq m
Total	1680 sq ft	156 sq m

Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

£2500 per month inclusive of all outgoing with the exception of electricity (by meter).

Payable monthly in advance by Standing Order. Two months' rent deposit is payable.

Telecoms and VAT are payable in addition.

Legal Costs

£100 plus Vat for each year of the tenancy

EPC

In the process of being prepared.

Agent's 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 / 07775 804842 or email: jb@branchassociates.co.uk



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