

Subject to
contract

THURROCK COUNCIL

www.thurrock.gov.uk

Civic Offices New Road Grays RM17 6SL

☎ 01375 413325

email: lands@thurrock.gov.uk

OFFICE SPACE, CIVIC SQUARE, TILBURY



OFFICE
SPACE
TO
LEASE

- Location:** This property is located on Civic Square near to Tilbury Town Centre. The premises are situated between the Local Area Housing Office and Tilbury Library.
- Accommodation:** Single storey building comprising of office space of 28.7m², kitchen and toilet facilities.
- Use:** The property has office use (A2).
- Lease:** This will be for five years at an initial rent of £3,500 per annum. The tenant will be responsible for all outgoings including repairs, rates and reimbursement of the insurance premium. The tenant will meet the Council's costs in granting the lease.
- Rates:** The rateable value of the property is £3,250. The rate in the £ for 2011/2012 is 43.3p. The rate in the £ might be reduced if the tenant qualifies for small business relief. Further enquiries should be made to the Council's Rates Section ☎ 01375-652960; email BusinessRates@thurrock.gov.uk
- Viewing:** Please telephone 01375-413325 or email lands@thurrock.gov.uk to make arrangements.
- New Business:** The Council recommends that new entrepreneurs seek advice from Thurrock Local Enterprise Agency ☎ 01375-374362.

These particulars do not constitute any part of an offer or contract. Any intending lessee must satisfy themselves as to the correctness of each of the statements contained herein. No warranty is given or implied in respect of the premises or of the suitability of the property for any purpose. No services have been tested and prospective occupiers should check their operation.

02/2012

