

Victoria House, 23 Clarence Road, Grays, RM17 6RA



Detached offices with parking FOR SALE/TO LET

Approx. 2,276 sq ft with storage approx. 382 sq ft
(211.6 & 35.5 sq m)

- Town Centre position next to the Job Centre
- Opposite Queensgate Shopping Centre
- Walking distance of 3hr free parking
- Walking distance of Grays c2c Station
- Close A13

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

Location

The premises occupy a main road position next to the Job Centre on Clarence Road just off the High Street. 3 hour free parking at the Queensgate Shopping Centre is within walking distance as is Grays c2C Train Station providing access to London (Fenchurch Street) in approximately 35 minutes. The A13 is only 2 miles distant.

The property

A modern detached self-contained three storey office building including ground floor storage with loading access to the rear.

The property is of cavity brick construction beneath a pitched tiled roof. The windows are double glazed and there is gas fired central heating, suspended ceiling with recessed lights, perimeter trunking and carpet tiles.

Benefitting from a private access from street level, the ground floor is formed of a reception leading to open plan office and toilet. The first floor provides a combination of open plan and private offices, kitchen/staff room and toilets. Further open plan and private offices are situated at second floor.

There are 3 car spaces immediately to the rear and loading access to large storage space.

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

| | | |
|-------------------------|-------------|------------|
| Ground floor | 494 sq ft | 45.9 sq m |
| First floor | 831 sq ft | 77.2 sq m |
| Second floor | 951 sq ft | 88.3 sq m |
| Total net internal area | 2,276 sq ft | 211.6 sq m |
| Storage | 382 sq ft | 35.5 sq m |
| 3 car spaces | | |

Terms

Freehold for sale with vacant possession OR to be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures

Offers in the region of £485,000 freehold OR Offers in excess of £31,500 per annum exclusive The terms are subject to Vat.

EPC

The EPC rating is D91.

Business rates

The Rateable Value (2017) is £22,250, making the Rates Payable, £11,102pa (20/21)

Legal costs

Each party is to be responsible for the payment of their own legal costs.



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 the sole agents:

Branch Associates

Johnathan Branch
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jb@branchassociates.co.uk

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