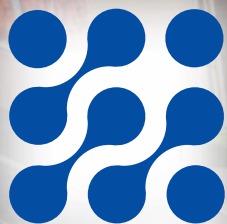


**TO LET/  
MAY SELL**

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**



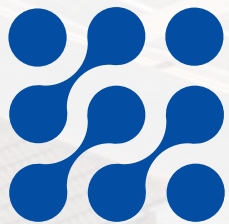
**5 MINUTES  
WALK TO  
LAKESIDE  
SHOPPING**

## Units 6 & 7

2 terraced two storey offices  
Approx. 1,982 – 7,743ft<sup>2</sup>  
184.19 – 719.32m<sup>2</sup>  
Available separately or together

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

[www.glenly.co.uk](http://www.glenly.co.uk)



# LAKESIDE BUSINESS HUB

Newly refurbished

2 terraced two storey offices to let / may sell

Available for sale individually or together

**Approx. 3,830 – 7,831ft<sup>2</sup>**

355.94 – 727.73m<sup>2</sup>

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**



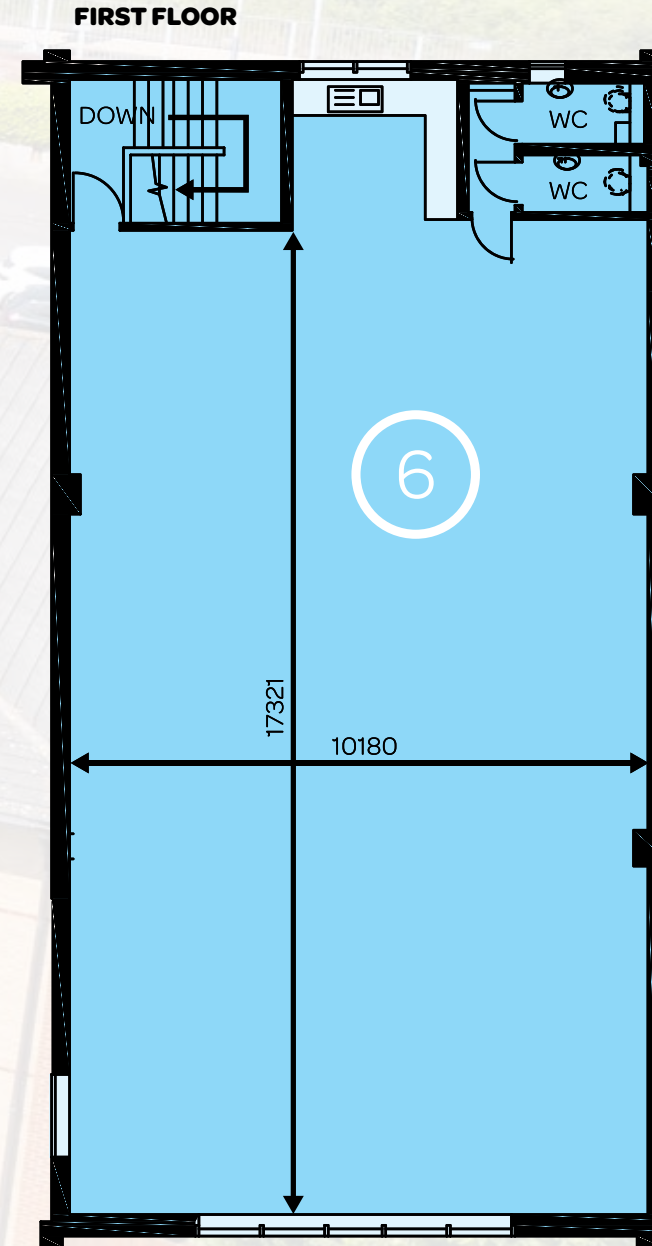
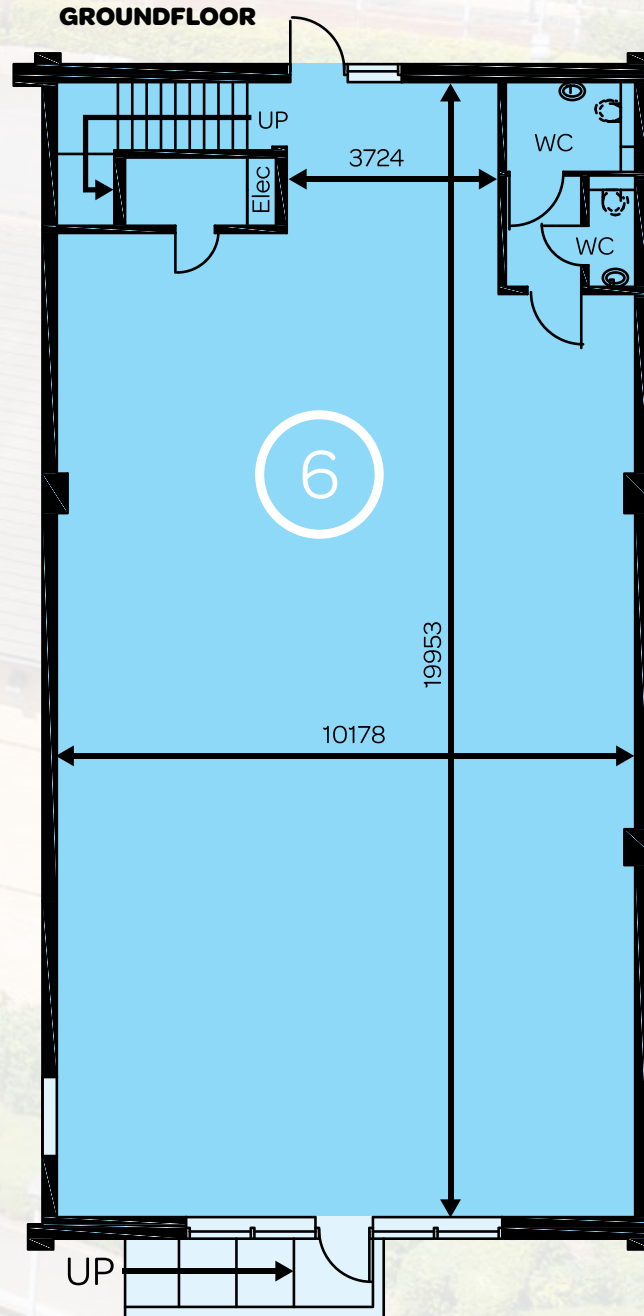
**AIR CONDITIONING  
& PERIMETER TRUNKING**



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



**WHOLE BUILDING AIR  
EXTRACTION SYSTEM**



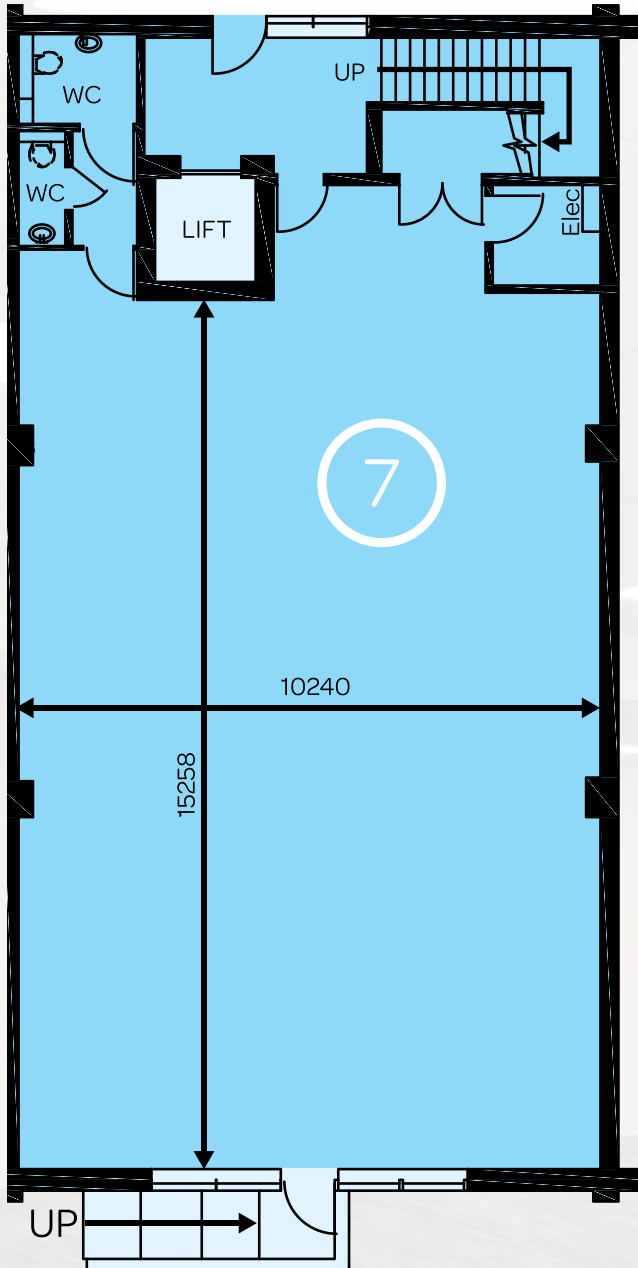
The following areas have been measured on a Net Internal Area basis:

**Floor Accommodation:**  
Unit 6 Ground floor office 2,019ft<sup>2</sup> / 187.6m<sup>2</sup>

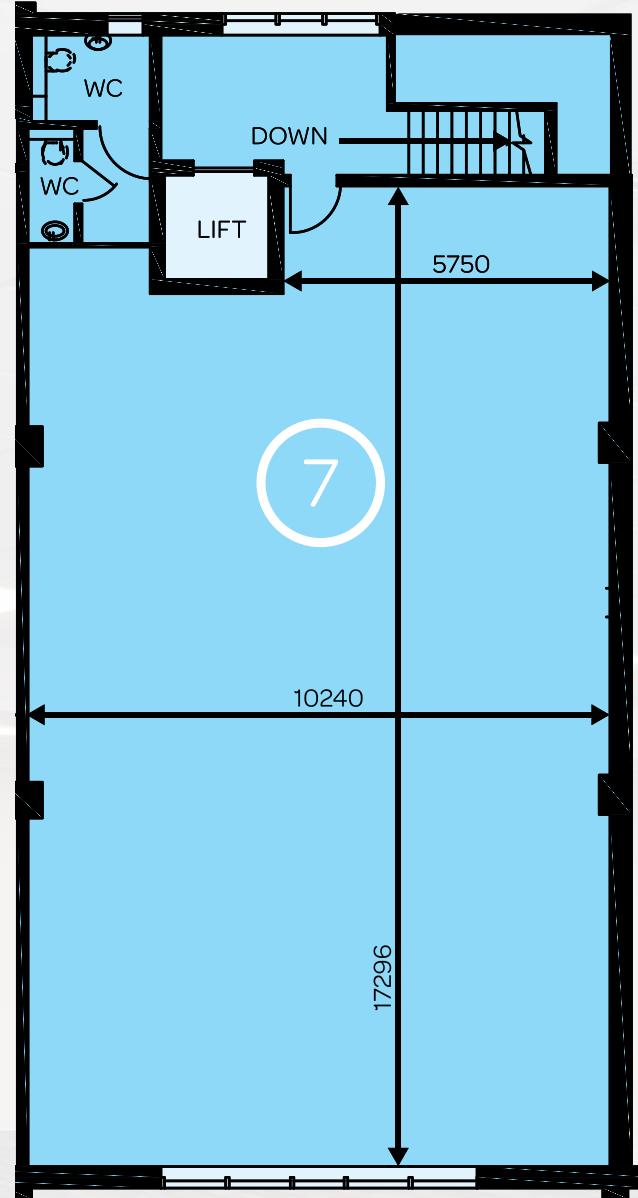
First floor office 1,982ft<sup>2</sup> / 184.19m<sup>2</sup>

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 7 Ground floor office 1,977ft<sup>2</sup> / 183.7m<sup>2</sup>**

**First floor office 1,853ft<sup>2</sup> / 172.24m<sup>2</sup>**

Available on its own or with Unit 6



6

7

Humped crossing









## 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.

City of London  
and Docklands

1

4

M25 Dartford  
Crossing

8

Thurrock  
Retail Park

9

Pedestrian Link to  
Lakeside Shopping Centre

Lakeside  
Shopping Centre

2

6

NCP Station  
Car Park

C2C Chafford Hundred  
Railway Station

3

7

Tesco Express &  
Tots to Teens Day Care

5

6 & 7 Lakeside  
Business Hub



**25 MINUTES FROM  
CITY AIRPORT**



**13 MINUTES DRIVE  
TO PORT OF TILBURY**

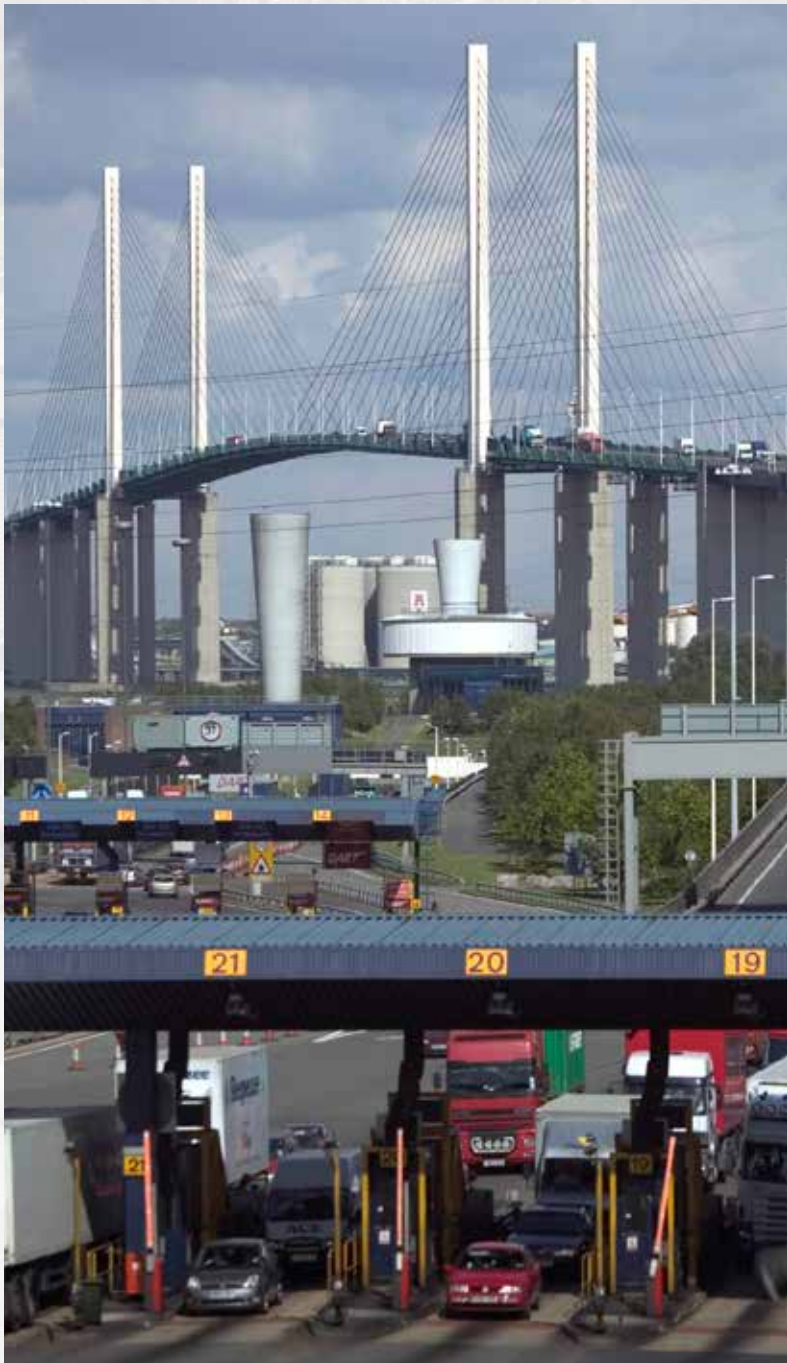


**20 MINUTES DRIVE  
TO BASILDON**



**60 MINUTES FROM  
HEATHROW AIRPORT**





**60 MINUTES FROM DOVER TERMINAL**



**35 MINUTES FROM STANSTED & GATWICK AIRPORTS**



# PROPOSED LAYOUTS

## Ground Floor

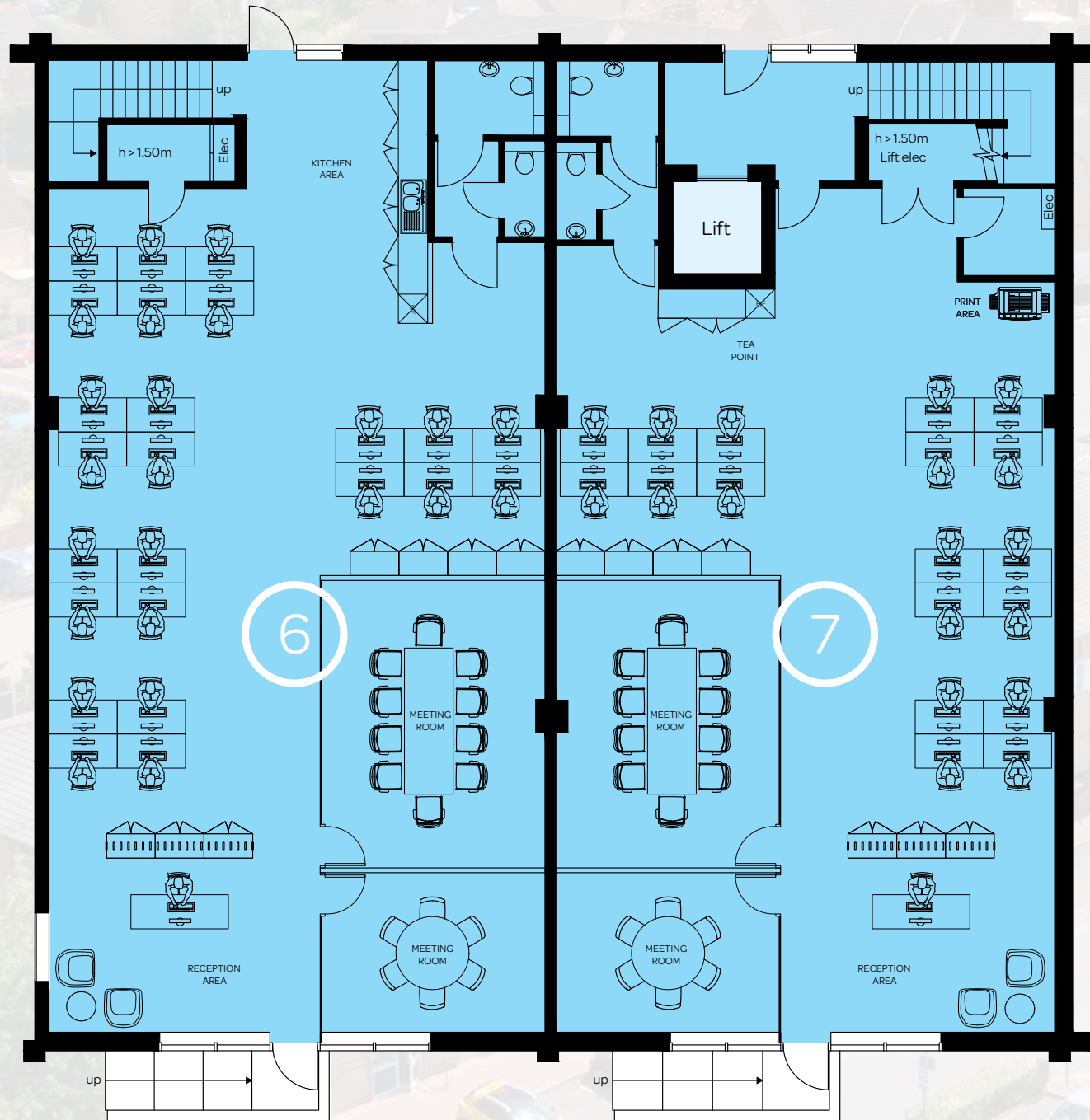
### Unit 6:

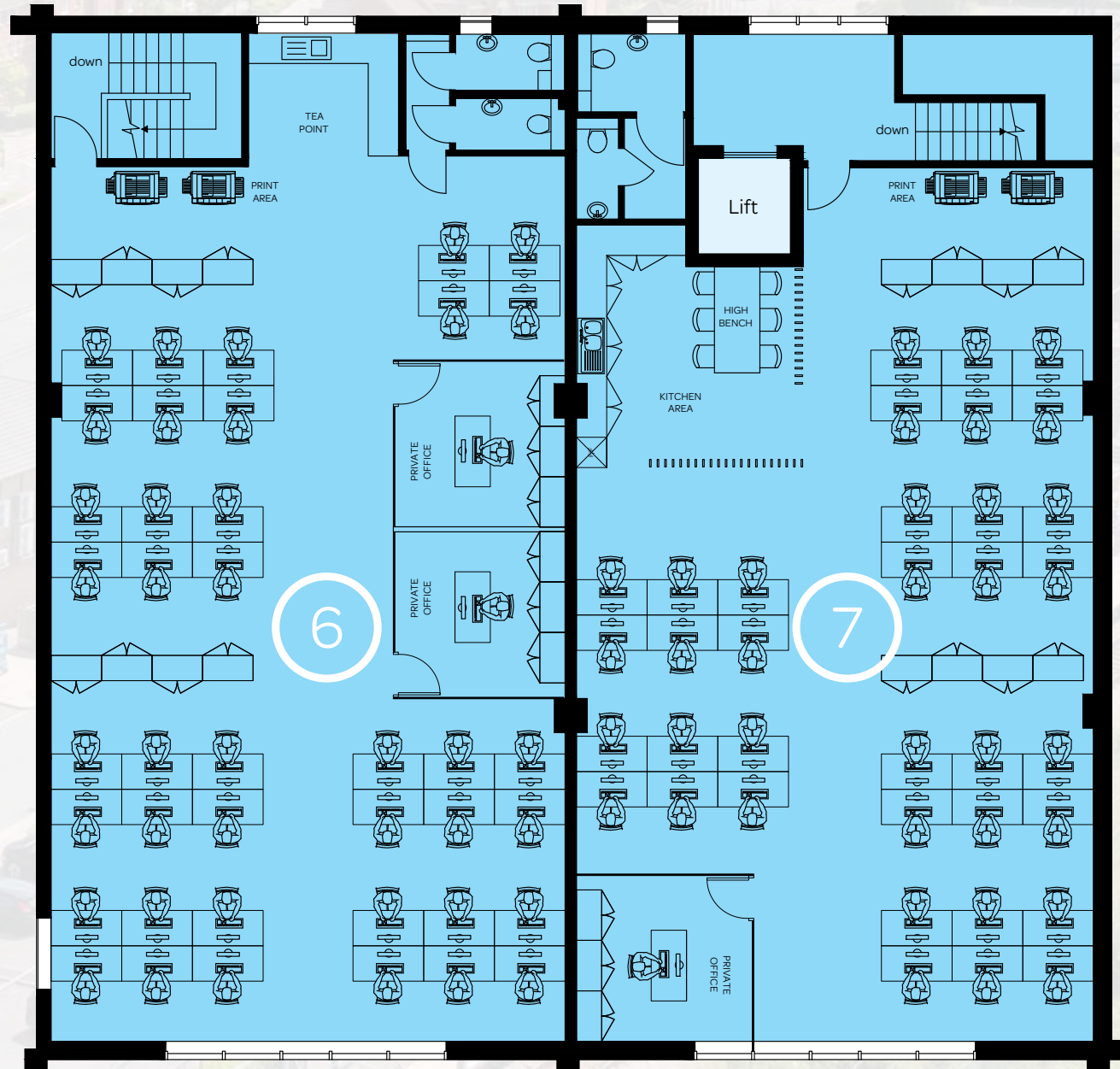
- 24 qty desks at 1400 x 700mm
- 2 qty meeting rooms
- 1 qty kitchen area
- 1 qty reception area
- Mixture of storage

## 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

## LETTING 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.

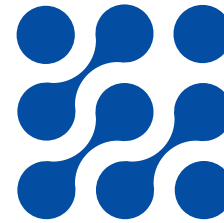
Interested parties should contact Thurrock District Council on 01375 390 000 for an estimate of rates payable.

## 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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07881 507780**