

Of particular interest to logistic companies - Newly developed

# OFFICES TO LET

Dolphin Park, Thurrock

*(Just off J.31 - M25)*



**150 sq m (1,620 sq ft)**

Located immediately north of the Thames Crossing, just off Junction 31 of the M25, Dolphin Park has excellent transport connections. Central London and the ports of Essex and Suffolk can be quickly reached through its proximity to the A13 and A12; with other areas of the country easily accessible through motorway connections with the M25.

The offices are located at the front of a brand new warehouse building and comprise the entire first floor of the office accommodation. The offices have central heating with a mechanical ventilation system and raised floors for cabling. The lavatories have shower facilities.

**Rent £25,000 per annum**

**Business Rates** : To be assessed.

**Availability** : New lease available immediately direct from the Landlord.

**Viewing** : Strictly by arrangement with the Sole Agents - Clifford Tee + Gale

**Contact** : Simon de Whalley 020 7730 9633 or [sdw@ctg.co.uk](mailto:sdw@ctg.co.uk)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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