

## Unit 5b, 799 London Road, West Thurrock, RM20 3LH



### Industrial/Warehouse Unit **TO LET**

Approx. 1,752 sq ft (162.8 sq m)

- Electric roller shutter loading door
- Internal offices/toilets
- 4-post lift
- 4 double parked spaces
- Palisade fenced and gated to the front
- Close A13/QE2 bridge
- Vacant

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

### Location

Forming part of an established industrial estate fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes. Lakeside shopping centre is close by.

### The property

An industrial/warehouse unit comprising of concrete frame with metal clad exterior elevations. To the front, an electric roller shutter loading door and pedestrian door provide access. Internally, toilets and basic offices are constructed to the front. A small storeroom and 4-post lift are arranged to the rear. Sodium lights are fitted beneath a metal clad roof, providing a max height of approx. 6.1m.

Externally, there are 4 double parked spaces within a palisade fenced and gated forecourt.

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

<b>Unit 5b</b>	1,752 sq ft	162.8 sq m
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### Terms

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

### Figures.

**£18,000 pax plus VAT**

Payable monthly in advance by Standing Order. A two-month rent deposit is payable. A Management Charge of 6% of the rent, utilities and building insurance are payable.

### Legal costs

£100 plus Vat for each year of the tenancy.

### Business Rates

The Rateable Value (2017) is £13,000 from which nominal Business Rates are payable.

### EPC

The EPC rating is 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.

**These particulars are awaiting client approval.**

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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