

801a London Road, West Thurrock, RM20 3LH



Unit approx. 5,296 sq ft (492 sq m) plus
Substantial Yard approx. 16,694 sq ft (1,552 sq m)

TO LET * RENT REDUCED *

- Eaves height approx. 5.0m
- Two loading doors
- Modular kitchen and toilets
- Mainly concreted yard with palisade fencing and gate
- Only approx. 1.5 miles from J30/31 M25

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

Location

Forming part of an established industrial estate fronting London Road lying within walking distance of Intu Lakeside. The area is well located for the local and National road network, being only 1.5 miles from the QEII Bridge junction of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The property

A large self-contained yard accommodating a twin bay unit and modular kitchen/toilet facilities.

The unit is positioned to the rear and constructed of concrete portal frame to a maximum eaves height of approximately 5.0m. The elevations are interlocking concrete panels fronted by profile cladding. Vehicle access is via two manually operated roller shutter doors; one to the front and other to the side.

There are internal offices but these have been constructed by the current tenant and may be removed on vacation 1st April 2020 or sooner if required.

The yard is mainly concreted with palisade fenced boundaries and gate to the front.

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

	sq ft	sq m
Unit	5,296	492
Modular welfare	237	22
Total Site	22,227	2025 (Via Promap digital mapping)

Terms

A new full repairing and insuring lease for 6 years with rent review on expiry of the 3rd year, without an automatic renewal on expiry.

Figures.

£79,500pax. Vat is NOT payable.

Legal costs

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

EPC

The EPC rating is C73.

Business Rates

The Rateable Value is £36,250 (2017), making the Rates Payable £17,797pa (19/20).

Agent's Note

All figures are quoted 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.

The site area should be verified on site in due course.



Enquiries/viewing

Please note that viewing is strictly by prior appointment

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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