

## Crown House, 855 London Road, West Thurrock, RM20 3LG



Detached warehouse with high quality offices approx.  
27,819 sq ft (2,587 sq m)

Yard approx. 8,223 sq ft (764 sq m) & 15 car spaces

**FOR SALE or TO LET**

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

### Location

Forming part of an established industrial estate just off London Road, a short distance to the South 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 detached self-contained property arranged over 3 floors with a private yard and 15 dedicated car spaces.

The unit is of steel portal frame construction incorporating fully clad elevations with windows at ground and first floor office level. An electrically operated slide over loading door provides access to a full height area (5.8m) followed by a mezzanine providing a clear height of approx. 2.5m. Offices, welfare facilities and toilets are positioned to the ground floor. A goods lift (500kg) provides loading to the 1<sup>st</sup> and second floors. Air-conditioning is fitted at first floor level.

The remainder comprises open plan and individual offices, the majority of which are air-conditioned. There is a separate office reception, kitchen/staffroom, toilets and archive storage.

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

#### Warehouse

|                       |                     |                    |
|-----------------------|---------------------|--------------------|
| Ground floor          | 8,841 sq ft         | 821.7 sq m         |
| 1 <sup>st</sup> floor | 2,534 sq ft         | 235.5 sq m         |
| 2 <sup>nd</sup> floor | 8,019 sq ft         | 745.3 sq m         |
| <b>Total</b>          | <b>19,394 sq ft</b> | <b>1803.6 sq m</b> |

#### Office

|                 |                    |                   |
|-----------------|--------------------|-------------------|
| Ground floor    | 1,361 sq ft        | 126.5 sq m        |
| 1 <sup>st</sup> | 5,896 sq ft        | 548.0 sq m        |
| 2 <sup>nd</sup> | 1,167 sq ft        | 108.4 sq m        |
| <b>Total</b>    | <b>8,424 sq ft</b> | <b>783.4 sq m</b> |

|      |             |            |
|------|-------------|------------|
| Yard | 8,223 sq ft | 764.2 sq m |
|------|-------------|------------|

### 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

Freehold - £2.25m (£80 per sq ft)  
Rental - £145,000pax (£5.21 per sq ft)

### Legal costs

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

### Agent's Note

No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

All figures are quoted exclusive of Vat. These particulars are awaiting our client's approval.

### EPC

The EPC rating of the warehouse is D93.

### Business Rates

The Rateable Value is £124,000 (2017), making the rates payable £63,488pa (20/21).



### Enquiries/viewing

**Viewing is strictly by prior appointment only.**

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

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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.