

10 Thurrock Park Way, Tilbury, Essex, RM18 7HZ



**SEMI DETACHED WAREHOUSE WITH YARD &
SUBSTANTIAL MEZZANINE
TO LET AS A WHOLE OR IN PARTS ***REDUCED*****

Approx. 7,777 - 15,000 sq ft (722-1395 sq m)

- Fenced & gated yard approx. 3,592 sq ft
- Ground & first floor offices
- Next to Port of Tilbury and close A13
- 3 Phase power/ large gas supply
- CCTV & "Redcare" alarm systems
- Fire alarm and equipment

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

Location

The unit forms part of the Thurrock Park Way Estate, located directly off of the A1089 which connects directly with the A13, only approx. 2.5 miles to the North. Tilbury Town Train Station lies within walking distance providing a service to London (Fenchurch Street) in approx. 40 minutes.

The property

A semi-detached portal frame warehouse with two storey office/welfare facilities. A substantial storage mezzanine has been installed including two rooms, one of which has air-conditioning. There is forklift loading to the front. The height at mezzanine level is approx. 3.0m and approx. 2.75m at ground floor. An electrically operated loading door provides loading access. There is separate pedestrian access to the offices.

Externally, there is a fenced and gated yard to the front.

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

Warehouse	7,176 sq ft	724 sq m
Ground floor office/toilets	595 sq ft	55 sq m
1 st floor offices	610 sq ft	56 sq m
Mezzanine	6,580 sq ft	611 sq m
Total	15,000 sq ft	1,395 sq m

The unit is available in the following approx. combinations:

OPTION 1 - entire unit	15,000 sq ft
OPTION 2 - ground floor only	7,777 sq ft
OPTION 3 - ground floor & 1 st floor offices	8,381 sq ft

Terms

To be let on a full repairing and insuring lease expiring 14th June 2024 outside the renewal provisions of the Landlord & Tenant Act. There are no further rent reviews.

Figures

OPTION 1 -	£120,000pax
OPTION 2 -	£68,000pax *REDUCED*
OPTION 3 -	£85,000pax

Building insurance, business rates and utilities are payable in addition.

Business rates

We understand that the entire unit's Rateable Value (2017) is £48,500 resulting in a yearly payable figure of £24,201.50pa (20/21). However interested parties are advised to satisfy themselves in this respect by contacting the Local Authority, Thurrock Borough Council on 01375 390000.

Legal costs

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



EPC

The energy rating for this building is D 81.

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.

If the unit is sub-divided the loading door and toilets will be shared. It is our client's preference to retain the containers within the yard if possible.

Enquiries/viewing

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

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