

## 16 Thurrock Trade Park, Oliver Road, West Thurrock, RM20 3ED



End-Terrace Unit approx. 7,144 sq ft (664.4 sq m)  
with Yard approx. 6,705 sq ft (623.2 sq m)

**TO LET \*RENT REDUCED\* /FOR SALE**

- Internal two storey office & welfare facilities
- 1.5 miles from J30/31 M25
- 2.5 miles from Chafford Hundred Train Station
- Three electrically operated loading doors
- Eaves approx. 6m
- Fully concreted fenced & gated yard
- Racking / Forklift by separate negotiation

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

### Location

The property is located off Oliver Road, within an established and popular trade park, lying approximately 1.5 miles South of junction 30/31 of the M25. A rail connection is available at Chafford Hundred approximately 2.5 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes. Lakeside Shopping is approximately 1.5 miles away.

Nearby occupiers include Magnet, PTS, Nationwide Platforms and Euro Car Parts.

### The property

An end-terrace unit offering clear span accommodation with an eaves height of approximately 6m. The unit benefits from CCTV, LED lighting and three phase power.

Three electrically operated loading doors provide access and open onto a private concreted, fenced and gated yard. Three car parking spaces are located outside the main reception. There is also communal car parking close by.

Internally, the unit provides a reception area with disabled persons toilet leading through to a staff room, then the warehouse/industrial area.

At first floor are two offices being double glazed and fitted with suspended ceiling, and wall mounted electric heating.

The racking system / forklift are available by separate negotiation or can be removed if not required.

### Accommodation The approximate gross internal floor area is:

Ground floor	6,468 sq ft	601.2 sq m
First floor	676 sq ft	62.8 sq m
<b>Total</b>	<b>7,144 sq ft</b>	<b>664.4 sq m</b>
Yard	6,705 sq ft	623.2 sq

### Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews.

### Figures

**£117,000pax.** A service charge is payable, further details are available on request.

Alternatively, 999 year lease at a peppercorn available at **£1.95m.** The ground rent is £100 per annum.

### Legal costs

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

### Energy Performance Certificate (EPC)

The EPC rating is C60, expiring February 2033.

### 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 our client's approval.

### Business Rates

The Rateable Value (2023) is £82,500, making rates payable approximately £42,075 although, interested parties are advised to satisfy themselves in this respect.

### Anti money Laundering Regulations

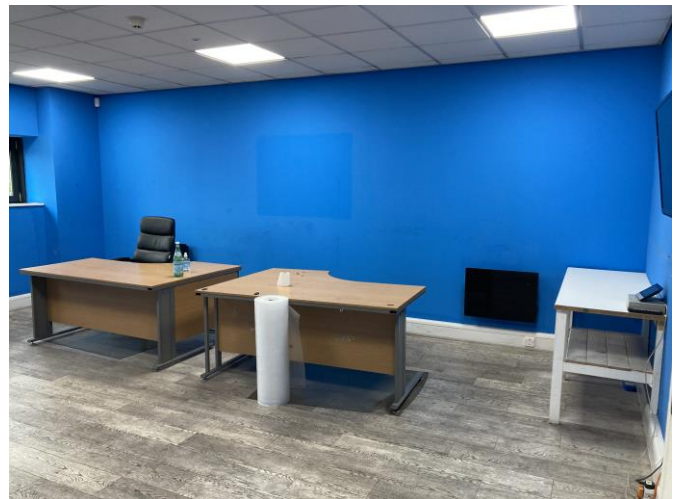
All tenants/buyers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

Contact Johnathan Branch



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