

Unit 2, Star Industrial Estate, St Johns Road, Chadwell St Mary, Grays, RM16 4AT



Yard approx. 11,000 sq ft (1023 sq m)

Unit approx. 3,500 sq ft (325.5 sq m)

TO LET

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

Location

Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 35 minutes.

The property

A basic end-terrace unit of portal frame construction incorporating a large loading door in the front elevation.

Externally, is a regular shaped concreted yard with palisade fencing and gate. There is also parking along the front fence line.

Vehicles are not able to access the Estate between the hours of 10pm – 6am Monday to Saturday with no access at all on Sundays or Bank Holidays. Working hours are 7am to 7pm weekdays and 7.30 to 4.30pm Saturdays.

Accommodation

Yard	11,000 sq ft	1023 sq m
Unit	3,500 sq ft	325 sq m

Terms

To be let on a lease for a term to be agreed subject to periodic upward only rent reviews.

Figures

£72,000 pax

A service charge of 6% of the rent is payable for communal expenditure, further details of which are available on request.

A rent deposit of 2 months' rent, subject to satisfactory accounts is payable. The rent is subject to VAT.

Legal costs

The ingoing party is to pay a contribution towards the Landlord's costs (£100 plus VAT per 1 year of tenancy).

Timing

Immediately available.

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.

We have not undertaken a measured survey hence interested parties should satisfy themselves of the floor and site areas prior to proceeding.



Enquiries/viewing

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

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