

## 29/29a Globe Industrial Estate, Towers Road, Grays, RM17 6ST



Mid-terrace Unit approx. 5,850 sq ft (543.6 sq m)

### FREEHOLD FOR SALE/TO LET

- Two offices
- Fully refurbished
- Ladies/gents toilets
- Apex height approx. 4.35m
- Loading door to front & rear
- Enclosed yard to front

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

### Location

Forming part of a popular Industrial Estate, less than 3 miles from the A13. Grays c2c Station is only 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

### The property

A mid-terrace open plan unit with two internal offices and toilets, together with a yard to front and **shared area** to rear.

Constructed of steel portal frame and brickwork elevations to an eaves height of approximately 3.44m rising to approximately 4.35m at the apex. The roof is shallow pitch corrugated asbestos with translucent roof lights.

There are loading doors to the front and the rear. The unit sits within a palisade fenced and gated yard.

### Accommodation

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

Unit	5,850 sq ft	543.6 sq m
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### Terms

Freehold for sale with vacant possession on completion  
OR To Let on a Full Repairing lease for a term to be agreed, incorporating periodic rent reviews.

### Figures

**£1,000,000 Freehold.** It is understood that the sale price is NOT subject to the addition of VAT, but this is to be verified in due course OR **£72,000pax** on a new lease. A lease with an option to purchase may also be available.

### Business rates

The Ratable Value (2017) of unit 29 is £25,750 and £17,000 in respect of unit 29a, resulting in a Rates Payable of £20,947.50 (20/21).

### Legal Costs

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

### Energy Performance Certificate

Awaiting assessment.

### Agent's Note

None of the amenities or fixtures and fittings have been tested.

All figures are exclusive of VAT.

These particulars are awaiting our client's approval.

### Enquiries/viewings

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



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[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

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