

## 3 Cliffside Trade Park, Motherwell Way, West Thurrock, RM20 3XD



Modern Trade Counter/Warehouse/Industrial Unit  
Approx. 5,600 sq ft (521 sq m)

### TO LET

- Adjacent Ikea & B & Q
- Next to Benchmarx, Howdens Joinery, Medlock Electrical
- Close Lakeside Shopping Centre
- 10 car spaces
- Eaves approx. 6m
- Racking available

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

**Location**

Forming part of an established trade park within walking distance of Lakeside Shopping Centre and Retail Park. The area is well located for the local and National road network, being only approximately 1.3 miles from junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 1.7 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

**The property**

A modern mid-terrace unit providing clear span warehouse/industrial space with two storey office/ancillary accommodation to the front. The unit has a full height electrically operated loading door and separate pedestrian door leading to a reception. The eaves height is approximately 6m and the unit is fitted with sodium lighting, gas and three-phase power.

The ground floor ancillary area includes works toilet, staffroom, small store, kitchen and additional toilets. An open plan office is situated at first floor.

Externally, in addition to 10 demarcated car spaces, there is a loading area and spacious shared roadway.

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

	<b>sq ft</b>	<b>sq m</b>
Grnd floor unit	4,504	418.8
Grnd floor off/ancillary	573	53.2
First floor office	528	49.1
<b>Total</b>	<b>5,605</b>	<b>521.1</b>

**Terms**

Held by way a full repairing and insuring lease expiring March 2028, subject to rent review March 2023.

**Figures.**

**£58,768** per annum exclusive. A service charge is payable for communal expenditure, further details of which are available on request.

**Legal costs**

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

**EPC**

The EPC rating is D98.

**Business Rates**

On application.

**Agent's Note**

All figures are quoted 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.



**Enquiries/viewing**

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 804848**

[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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