

Unit 30a Thames Industrial Park, Princess Margaret Road, East Tilbury, Essex RM18 8RH



End-terrace industrial/warehouse unit with office approx. 1,221 sq ft (113.5 sq m)

TO LET

- 2 car spaces (additional space behind vehicles)
- 3-phase power
- Carpeted office
- Unisex toilet
- 4m height
- Security patrols
- External lighting

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

Location

A semi-rural location benefitting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 45 minutes. The A13 is only 3.4 miles to the north.

There is a parade of shops directly opposite the Estate containing a Coop, and various neighbourhood shops.

The property

An end-terrace industrial/warehouse unit of brickwork and blockwork rendered elevations providing a maximum height of approximately 4m. The roof is shallow-pitched and has natural lighting via translucent lights.

A hinged metal loading door (2.5m wide x 3.0m tall) provides loading access. The unit provides a ground floor unisex toilet and office with good natural lighting via double glazed windows to the front. The unit is provided with 3-phase power and low energy lighting.

2 car spaces are allocated immediately to the front.

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

Ground floor: 1221 sq ft 113.5 sq m

Terms

To be let on a new 3-year full repairing and insuring lease at **£18,315 pax**. A service charge and building insurance are payable, further details on request.

References/Accounts

Accounts and references are required. A rent deposit will be payable.

Business rates

The Rateable Value (2017) is £8,500. Under current Small Business Rate Relief rules, no business rates are payable assuming the ingoing tenant qualifies. Interested parties are advised to satisfy themselves in this respect.

Legal costs

Each party is to be responsible for the payment of their own legal costs (if applicable).

EPC

The EPC rating is E107, expiring June 2026.

Agent's Note

All figures quoted are exclusive of VAT. 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



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

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.