

## 31, 32 & 32a Globe Industrial Estate, Towers Road, Grays, RM17 6ST



**TWO WAREHOUSE/INDUSTRIAL UNITS**  
**Approx. 3,970 sq ft (368 sq m) EACH**  
**PLUS REAR COVERED STORAGE/YARD**  
**Approx. 3,096 sq ft (287.7 sq m)**

### **LAST UNIT AVAILABLE**

- Apex height approx. 6.0m
- Loading door to each
- New toilet facilities to main units
- 3-phase power
- LED lights
- On-site parking

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

### Location

Forming part of a popular trading 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 detached unit occupying a corner position refurbished and divided into three units.

The main units 31 and 32 are of clear span construction to an eaves height of approximately 4.5m, rising to approximately 6.0m at the apex. Each have been fitted with new toilet facilities and have roller shutter and pedestrian access doors. 32a offers additional covered storage space. Units 31 & 32 have parking space on site.

### Accommodation

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

Unit 31	3,970 sq ft	368.9 sq m
Unit 32	3,970 sq ft	368.9 sq m
Unit 32a	3,096 sq ft	287.7 sq m
Total	11,036 sq ft	1,026.3 sq m

(via Promap digital mapping)

### Terms

To be let on new, full repairing and insuring leases for a minimum of 6 years contracted outside the renewal provisions of the Landlord & Tenant Act with static or upward only rent review on the 3<sup>rd</sup> anniversary.

### Figures

Unit 31 **£40,000pax + VAT** **UNDER OFFER**

Unit 32 **£40,000pax + VAT**

Unit 32a **£18,600pax + VAT**

**Please note: 32/32a to be let as one unit.**

### Business rates

The assessment is in the process of being divided.

### Legal Costs

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

### Energy Performance Certificate

The EPC Rating of the main units is C67.

### Agent's Note

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

All figures are exclusive of VAT.

An Asbestos Report is available on request.

Promap areas to be checked on site.

### Enquiries/viewings

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 804842**

[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

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.