

Unit 3D, 799 London Road, West Thurrock, RM20 3LH



Industrial/Warehouse Unit **TO LET**

Approx. 1,141 sq ft (106 sq m)

- Manual roller shutter loading door
- 400v Power Supply
- Close A13/QE2 bridge
- Vacant

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

Location

Forming part of an established industrial estate fronting London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes. Lakeside shopping centre is close by.

The property

An industrial/warehouse unit comprising of; steel frame with blockwork and plasterboard interior elevations. To the front, a manual roller shutter loading door and pedestrian door provide access. Florescent lights are mounted to the walls. A pitched metal clad roof, providing a max height of approx. 7.23m and an eaves height of 4.41m.

Externally there is shared access to the unit.

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

Unit	1,141 sq ft	106 sq m
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Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

£12,000 pax plus VAT

Payable monthly in advance by Standing Order. A two-month rent deposit is payable. A Management Charge of 6% of the rent, utilities and building insurance are payable.

Legal costs

£100 plus Vat for each year of the tenancy.

Business Rates

Further details on request.

EPC

The EPC rating is in the process of being prepared.

Agent's Note

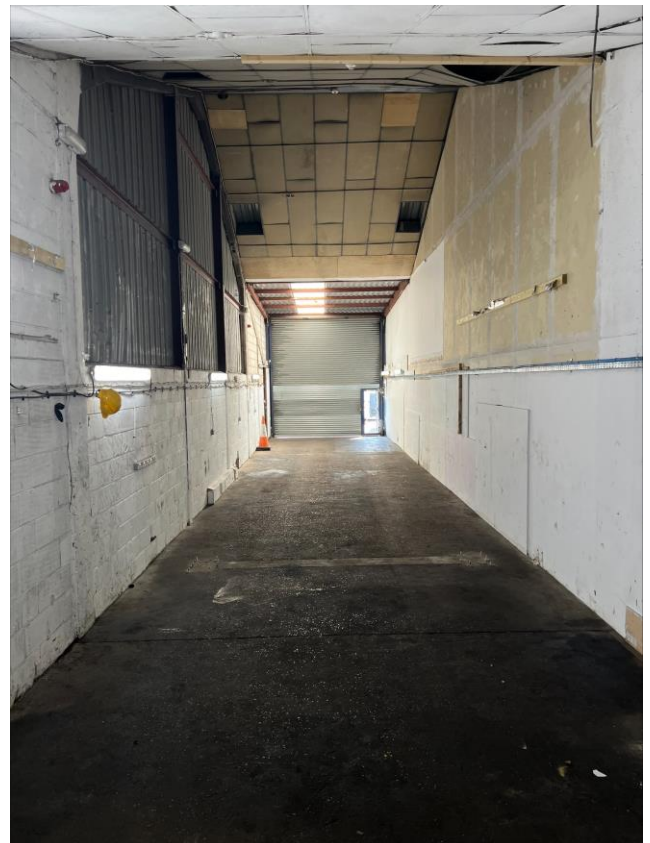
All figures quoted are exclusive of Vat (if applicable) No warranty is given in respect of the current planning use.

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

These particulars are awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



The images are of the unit next door.

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