

Unit 5b 799 London Road, West Thurrock, RM20 3LH



Prior to previous tenant's occupation

Industrial/Warehouse Unit

TO LET

Approx. 1,752 sq ft (162.8 sq m)

- Electric roller shutter loading door
- Max height approx. 6.1m
- Close A13/QE2 bridge
- On site parking

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 35 minutes. Lakeside shopping centre is close by.

The property

An industrial/warehouse unit comprising of concrete frame with metal clad exterior elevations. To the front, an electric roller shutter loading door and pedestrian door provide access. Sodium lights are fitted beneath a metal clad roof, providing a maximum height of approx. 6.1m.

Externally, there is parking within a palisade fenced and gated forecourt. There is a shared access.

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

Unit 5b	1,752 sq ft	162.8 sq m
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Terms

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

Figures.

£32,500 pax plus VAT

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

Legal costs

£100 plus VAT for each year of the tenancy.

Business Rates

The Ratable Value (2023) is £19,500. However, interested parties are advised to satisfy themselves in this respect.

EPC

The EPC rating E103, expiring June 2031.

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



Note: photograph taken prior to current tenant's occupation.

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

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