

5b Riverside, Oliver Road, West Thurrock, Essex RM20 3EE



Unit approx. 17,465 sq ft (1624.2 sq m) on a total site of approx. 1 acre (0.39 ha)

TO LET *STEPPED RENT INCENTIVE*

- Internal office & welfare facilities
- 1.5 miles from J30/31 M25
- 2.5 miles from Chafford Hundred Train Station
- Two loading doors
- Loading ramp to upper floor
- Fully concreted fenced & gated yard

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

Location

Forming part of an established industrial estate located off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

The property

A semi-detached two storey unit of steel portal frame construction with fully profile clad elevations. The height at ground floor is approximately 4.0m. A loading door at ground floor and one at first floor via a substantial loading ramp provide access. There are office and welfare facilities internally.

To the front and side is a substantial fenced, gated and concreted yard.

Accommodation

The approximate gross internal floor area is:

Ground floor unit	8726 sq ft	810.9 sq m
Mezzanine	8739 sq ft	812.2 sq m
Total yard (including units)	42440 sq ft	3946 sq m
	1.0 acres	0.39ha

Note: yard area calculated by Promap Digital Mapping and should be verified on site in due course.

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews.

Rent

Year 1	£225,000 pax
Year 2	£250,000 pax
Year 3	£275,000 pax
Year 4	£275,000 pax
Year 5	£300,000 pax

Stepped rent option is subject to a minimum 5 year lease term.

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the rent). VAT is payable.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC for this property is C59, expiring in January 2032.

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 our client's approval.

Business Rates

The Rateable Value (2023) is £147,000, although, interested parties are advised to satisfy themselves in this respect.

Anti money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or

jb@branchassociates.co.uk

Contact Johnathan Branch



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

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