

## Unit 62a Thames Industrial Park, Princess Margaret Road, East Tilbury, Essex RM18 8RH



Mid-terrace industrial/warehouse unit with office approx. 1,700 sq ft (158 sq m)

### TO LET

- Parking to the front
- 3-phase power
- Internal office/toilet
- 3.5m 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. The area will be substantially enhanced once the proposed Lower Thames Crossing is constructed.

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

### The property

A mid--terrace industrial/warehouse unit of brickwork and blockwork rendered elevations providing a maximum height of approximately 3.5m.

In addition to the open plan industrial/storage space, the unit has an internal office and toilet. There is 3-phase power and low energy lighting.

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

Ground floor: 1700 sq ft      158 sq m

### Terms

To be let on a new 3-year full repairing and insuring lease at **£25,500 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 (2023) is £14,500, making the Rates Payable approximately £7,105pa but 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 D77, 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.

These particulars are awaiting our client's approval.

### Enquiries/viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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