

8 Capstan Centre, Thurrock Park Way, Tilbury, RM18 7HH



MODERN WAREHOUSE/INDUSTRIAL UNIT TO LET

Approx. 1,994 sq ft (185.4 sq m)

- Ground and first floor office
- 2 car spaces
- Manual roller shutter
- Mezzanine
- Kitchenette
- Eaves approx. 5.7m

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

Location

The unit forms part of the Thurrock Park Way Estate, located directly off of the A1089 Dock Road and St Andrews Road.

The main route of access to the unit is via the A1089 which feeds directly into the A13, a short distance to the North. The A13 leads either East to Basildon and Chelmsford or West to Junction 30 and 31 of the M25, approx. 4 miles distant.

The property

A warehouse/industrial unit with office space at ground and first floor level. To the rear of the unit, a kitchenette and disabled toilet are installed. Gas and three phase power connections are present. A manual roller shutter door provides access to the front of the unit.

Externally, 2 car spaces and a loading area are available.

Accommodation

The unit's approximate GROSS EXTERNAL area is as follows:

Ground Floor	1,560 sq ft	145 sq m
Mezzanine	434 sq ft	40.3 sq m
Total	1,994 sq ft	185.4 sq m

Terms

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

Figures

£21,500 per annum exclusive plus VAT. A service charge is payable, further details upon request.

Business rates

The Rateable Value (2017) is £11,750, making nil rates payable under current Small Business Rate Relief Rules.

Legal costs

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

EPC

The EPC rating is E116.

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.

Enquiries/viewing

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



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

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

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