

Coward Industrial Estate, St Johns Road, Chadwell St Mary, Grays, RM16 4BF



Various high-quality Industrial/Warehouse Units **TO LET**

Approx. 3,509 - 50,518 sq ft (326 - 4,694 sq m)

- Close proximity to the Port of Tilbury
- Single surface level door to each unit
- Roof lights
- External yard areas
- Undergoing refurbishment
- Eaves height approx. 7.7m

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

Location

The industrial estate is located off St Johns Road in the village of Chadwell St Mary located approximately 3 miles to the north of Tilbury Docks and accessed via the A1089 Dock Road and Marshfoot Road. Dock Road connects within 2 miles to the north with the A13 providing swift access to Junction 30/31 of the M25 within approximately 7 miles to the west of the estate. The estate is located to the east of Grays at Chadwell St Mary and 3 miles to the north of the Port of Tilbury and within 7 miles to the west of the M25 at Junction 30/31. Access to the nearby A13 and Port is via the A1089 Dock Road which connects with Marshfoot Road and Linford Road. The Port of Tilbury specialises in forestry products, construction material, paper, grain and recyclables and has recently been extended in a £250M investment for a new ferry freight terminal and construction materials processing facility at Tilbury 2.

The property

These mid-terrace industrial units have a convenient location close to the Port of Tilbury. The units have a generous 7.7 m eaves height, roof lights and surface level doors. They are currently undergoing refurbishment which will add new WC facilities, ground-floor offices and LED lighting. Outside, there is a yard area. The buildings are in a block of four and are of steel portal frame construction with external elevations of insulated profile metal cladding.

Accommodation The approximate Gross Internal area is:

	Sq ft	Sq m	
Unit 1	5,629	523	LET
Unit 1b	3,541	329	LET
Unit 2	3,530	328	LET
Unit 3	3,509	326	
Unit 4	6,301	585	LET
Unit 5	7,284	676	LET
Unit 6	6,101	549	
Unit 9	10,362	962	
Unit 11	10,362	962	
Unit 12	10,362	962	
Unit 13	10,362	962	

Available separately or combined.

Please refer to the availability schedule for up to date availabilities.

Terms

To be let on new full repairing and insuring leases.

Figures

Rent on Application.

Please contact us to discuss your individual requirements.

Legal costs

Each party shall be responsible for the payment of their own legal costs.

Energy Performance Certificate (EPC)

Available on request.

Business Rates

Available on request.

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.

The floor areas have been provided by a third party and should be verified by interested parties in due course.

Enquiries/viewing

Please contact:

Branch Associates
Johnathan Branch - 01708 860 696 / 07775 804 842
jb@branchassociates.co.uk

Mileway
Richard Evans – 02039 913 516
Richard.evans@mileway.com

Glenny
Tom Gill – 07881 848 160
t.gill@glenny.co.uk

Altus Group
Tom Booker – 07584 237 141
Tom.booker@altusgroup.com

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

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

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

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