

Unit F, 690 London Road, West Thurrock, RM20 3LD



Detached unit approx. 4,159 sq ft (386.4 sqm)

TO LET

- Close Lakeside/Chafford Hundred Train Station
- 3-phase power
- Electric roller shutter loading door
- LED/Sodium lights
- Eaves height approx. 6.5m
- 3 car spaces

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

Location

The property benefits from visibility to Motherwell Way, an established trade counter/industrial estate. Nearby occupiers include Big Blue Squirrel self-storage, Halfords and Thurrock Engineering Supplies. Thereafter the A13 is available via Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The property

A detached unit situated behind Big Blue Squirrel Self Storage, comprising clear span, full height space with an eaves height of approx. 6.5m. There is an electric roller shutter loading door and pedestrian door to the front. Internally, there is LED & sodium lights and three phase power. A toilet facility is to be constructed/provided in due course.

Externally, there are 3 car parking spaces and access over a large shared yard.

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

Unit 4,159 sq ft 386.4 sq m

Terms

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

Figures.

£55,000 per annum exclusive. VAT is payable. Payable monthly in advance by Standing Order.

Business Rates

To be confirmed.

Legal costs

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

EPC

The EPC rating is D93, expiring March 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.

Enquiries/viewing

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



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