



## UNIT APPROX. 1,500 SQ FT (139.3 SQ M) TO LET

Rent: £15,240 - £20,250 Per Annum

Unit 62C  
Thames Industrial Park  
Princess Margaret Road  
East Tilbury  
Tilbury  
Essex  
RM18 8RH

- Double access doors
- Internal toilet
- Office
- On site parking
- \*Stepped rent subject to minimum 3 year term
- Two adjoining units also available

## UNIT 62C, THAMES INDUSTRIAL PARK, PRINCESS MARGARET ROAD, EAST TILBURY, TILBURY, ESSEX, RM18 8RH

### Location

A semi-rural location benefiting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 47 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

An 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.

### Accommodation

The approximate floor areas are:

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Unit         | 1,500        | 139.35        |
| <b>TOTAL</b> | <b>1,500</b> | <b>139.35</b> |

### Terms

To be let on a new full repairing and insuring lease for 3 years.

### Figures

Available on a stepped rent\* as follows:

Y1 - £15,240pax

Y2 & 3 - £20,250pax

\*Stepped rent option subject to a minimum 3 year term.

### Costs

All other outgoings payable in addition such as utilities, business rates, building insurance, estate service charge. The tenant is responsible for sourcing and payment of their own contents insurance and broadband/telecoms.

### VAT

VAT is payable in addition.

### Legal Costs

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

### Energy Performance Certificate (EPC)

The EPC rating is C65, expiring December 2035.

### References/Accounts

A rent deposit is payable, subject to accounts/references.

### Business Rates

The Rateable Value is £14,000 (2026), making rates payable approximately £6,048 (26/27). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

### Agents Note

All figures quoted are exclusive of VAT (if applicable)

No warranty is given in respect of the current planning use.

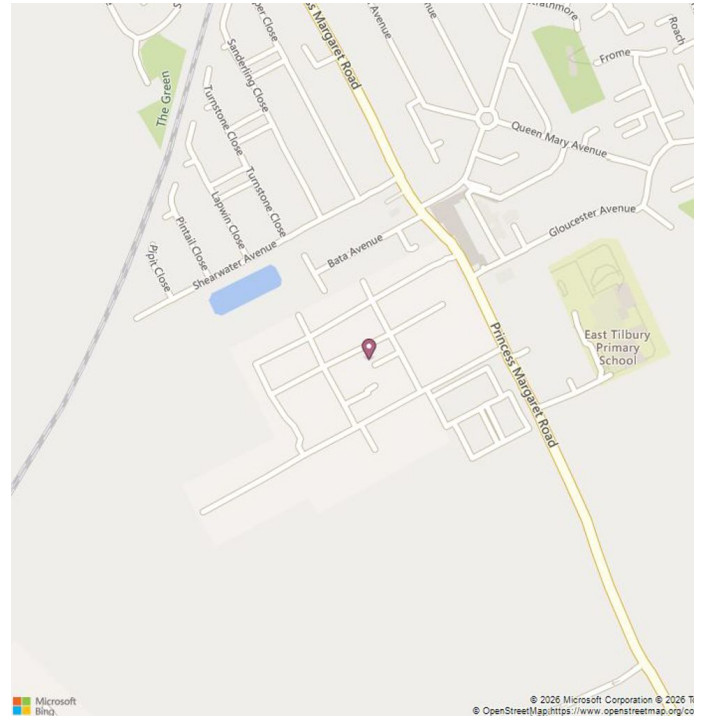
None of the amenities or fixtures and fittings have been tested.

The property sizes/features have been provided by a third party and should be verified by interested parties on site.

### Enquiries/Viewing

Please contact us on 01708 860696 or email:

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



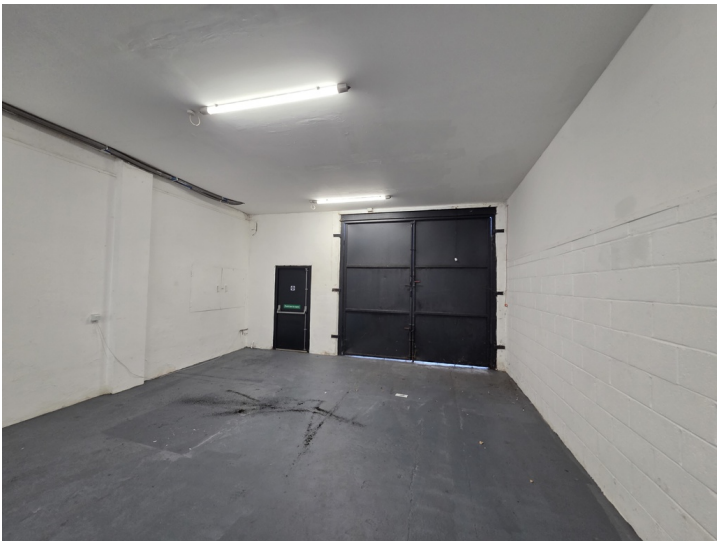
Maldon Office | 01621 855725      Thurrock Office | 01708 860696

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Maldon Office | **01621 855725**      Thurrock Office | **01708 860696**  
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