



MID-TERRACE UNIT WITH MEZZANINE APPROX. 1,151 SQ FT (107 SQ M)

Rent: £13,500 Per Annum

Unit 24
Capstan Centre
Thurrock Park Way
Tilbury
Essex
RM18 7HH

- Mezzanine
- Toilet and kitchenette
- Slide over loading door
- Central heating
- Parking/loading to front

UNIT 24, CAPSTAN CENTRE, THURROCK PARK WAY, TILBURY, ESSEX, RM18 7HH

Location

The unit forms part of the Capstan Centre Industrial Estate, located directly off Thurrock Park Way. The main route of access is Dock Road (A1089) which provides a direct link to the A13 and thereafter to the M25 at Junction 30 and 31. The estate lies adjacent Tilbury Docks. Nearby occupiers include Asda supermarket, McDonalds, Amazon and CEVA logistics. Tilbury Town Train Station is approximately 1 mile distant, providing a c2c link to London (Fenchurch Street) in approx. 40 minutes.

The Property

A mid-terrace unit comprising ground floor stores with small mezzanine. Access is via a manual slide-over loading door and a pedestrian door. Internally, there is a ground floor toilet. At mezzanine level, there is storage space and a kitchenette. The unit benefits from central heating and wall mounted electric heater, fluorescent lighting and single-glazed windows to the front.

Externally, there is approx. 2 car parking spaces with a loading area.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	756	70.23
Mezzanine	395	36.7
TOTAL	1,151	106.93

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

£13,500 per annum exclusive plus VAT.

All other outgoings are payable in addition.

Costs

All other outgoings payable in addition such as utilities, business rates, building insurance, service charge (if applicable).

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 C66, expiring May 2027.

References/Accounts

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

Business Rates

The Rateable Value is £10,750 (2026). Small Business Rate Relief may be available. 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)

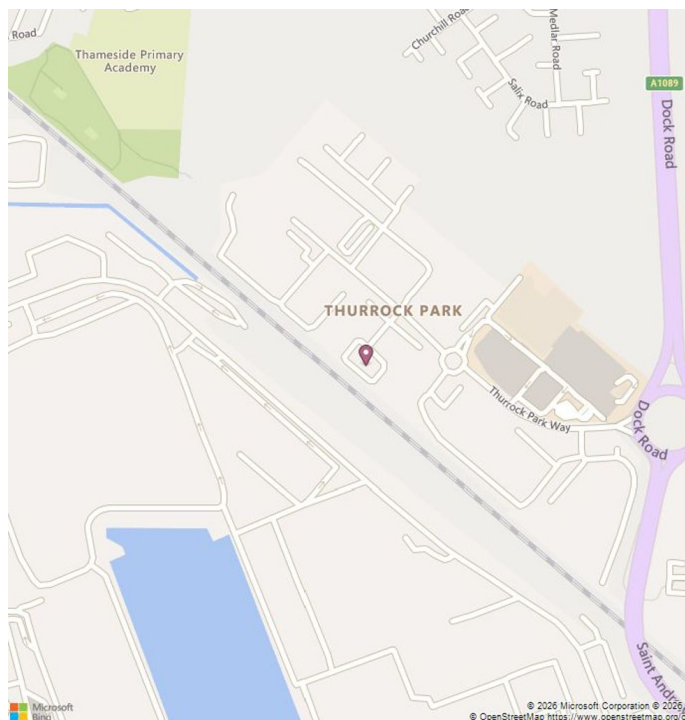
No warranty is given in respect of the current planning use.

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

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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