BRANCH ASSOCIATES
01708 860696
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TO LET



VACANT INDUSTRIAL/WAREHOUSE UNITS APPROX. 3,509 - 10362 SQ FT (326 - 962 SQ M)

Rent: £10.00 Per Sq Ft

Coward Industrial Estate
St. Johns Road
Grays
Essex
RM16 4BF

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

COWARD INDUSTRIAL ESTATE, ST. JOHNS ROAD, GRAYS, ESSEX, RM16 4BF

Location
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 terraced 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 majority include new WC facilities, 3-phase power and LED lighting. Outside, there is a yard area. The buildings are in a block of three and are of steel portal frame construction with external elevations of insulated profile metal cladding.

The working hours are 7.00am - 7.00pm weekdays and 7.00am - 1.00pm Saturdays.

Latest availability:

Unit 3 - 3509 sq ft (326 sq m) UNDER OFFER
Unit 6 - 6101 sq ft (549 sq m)
Yard opposite - 8726 sq ft (811.5 sq m)
Unit 9 - 10362 sq ft (962 sq m)
Side yard - 7,239 sq ft (673.2 sq m)
Unit 11 - 10362 sq ft (962 sq m) LET
Unit 13 - 10362 sq ft (962) LET

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 3	3,509	325.99
Unit 6	6,101	566.78
Unit 9	10,526	977.87
Unit 11	10,362	962.63
Unit 13	10,362	962.63
TOTAL	**40,860**	**3,795.89**

Terms
To be let on new full repairing and insuring leases.

Figures
Rent on Application.
Please contact us to discuss your individual requirements.

Costs
The tenant shall be resposible for the bulidings insurance, service charge and utilities.

VAT
VAT is payable in addition.

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

Energy Performance Certificate (EPC)
Available on request.

Planning
Working hours - 7.00am - 7.00pm weekdays and 7.00am - 1.00pm Saturdays

Business Rates
Available on request.

Anti Money Laundering
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

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

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk

Or our joint agent Greg Giessen on 02039913515 or via email
gregory.giessen@mileway.com

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