BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



TWO INDUSTRIAL/WAREHOUSE UNITS APPROX 7000 SQ FT (654 SQ M) WITH YARD APPROX 26650 SQ FT (2478 SQ M)

Rent: £150,000 Per Annum

Units 1/3a And Yard 4a
Star Industrial Estate
St. Johns Road
Chadwell St. Mary
Grays
Essex
RM16 4AT

- Vacant
- Two units
- Fenced/gated concrete yard

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UNITS 1/3A AND YARD 4A, STAR INDUSTRIAL ESTATE, ST. JOHNS ROAD, CHADWELL ST. MARY, GRAYS, ESSEX, RM16 4AT

Location
Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 35 minutes.

The Property
Two basic units opening onto a large concreted, palisade fenced and gated yard. Unit 1 comprises a portal frame with loading door to the front. The eaves height is approx. 3.8m rising to approx. 5.3m at the apex. Basic offices and toilet facilities are inside.

There is a substantial fenced and gated concrete yard to the front and side.

Vehicles are not able to access the Estate between the hours of 10pm - 6am Monday to Saturday with no access at all on Sundays or Bank Holidays.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 1a	4,169	387.3
Unit 3a	2,868	266.44
Yard 4a	26,650	2,475.78
TOTAL	**33,693**	**3,130.08**

Terms
To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures
£150,000 per annum exclusive.

A service charge is payable for communal expenditure/management, further details of which are available on request.

Subject to satisfactory financial checks, a rent deposit is payable. VAT is payable.

VAT
The rent is subject to the addition of VAT.

Legal Costs
The ingoing tenant is to be a contribution towards the landlord's legal costs.

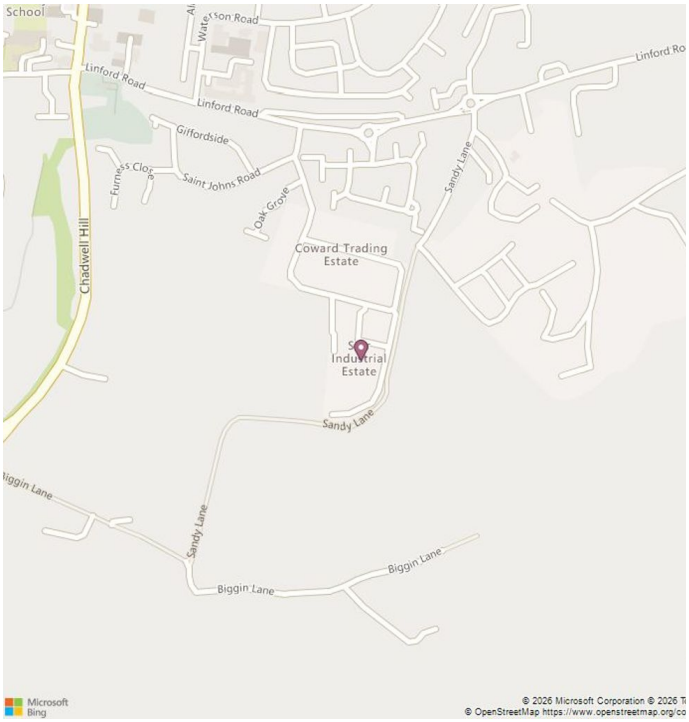
Energy Performance Certificate (EPC)
Unit 1a - E105 expiring July 2031.
Unit 3a - C63 expiring July 2031.

Business Rates
The Rateable Value (2026) is £80,500, making the Rates Payable, £38,640pa but interested parties are advised to satisfy themselves in this respect.

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 is 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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