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TO LET

MID-TERRACE INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE APPROX. 3,430 SQ FT

Rent: £34,000 - £41,900 Per Annum

Unit 62A/B
Thames Industrial Park
Princess Margaret Road
East Tilbury
Tilbury
Essex
RM18 8RH

- Parking to the front
- 3-phase power
- Two internal offices
- Kitchen
- Unisex toilet
- Approx. 3.5m height

UNIT 62A/B, THAMES INDUSTRIAL PARK, PRINCESS MARGARET ROAD, EAST TILBURY, TILBURY, ESSEX, RM18 8RH

Location
A semi-rural location benefitting 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
A mid--terrace industrial/warehouse unit of brickwork and blockwork rendered elevations providing a maximum height of approximately 3.5m. There are windows to the front and rear.
A hinged metal loading door provides loading access. In addition to the open plan industrial/storage space, the unit provides a unisex toilet, kitchen and two offices. The unit is provided with 3-phase power and low energy lighting.
There is parking immediately to the front and a small area to the rear.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 62a/b	3,430	318.65
TOTAL	**3,430**	**318.65**

Terms
To be let on a new 3-year full repairing and insuring lease at the above stepped rent.

Figures
Year 1 £34,000 pax + VAT
Year 2 £41,900 pax + VAT
Year 3 £41,900 pax + VAT

Stepped rent subject to a minimum 3 year term and satisfactory accounts/references.

All other outgoings payable in addition.

Costs
Utilities, service charge, building insurance and business rates are payable, further details on request.

VAT
VAT is payable in addition.

Legal Costs
Each party is to be responsible for the payment of their own legal costs (if applicable).

Energy Performance Certificate (EPC)
The EPC rating for 62a is B44, expiring December 2035.
The EPC rating for 62b is C53, expiring December 2035.

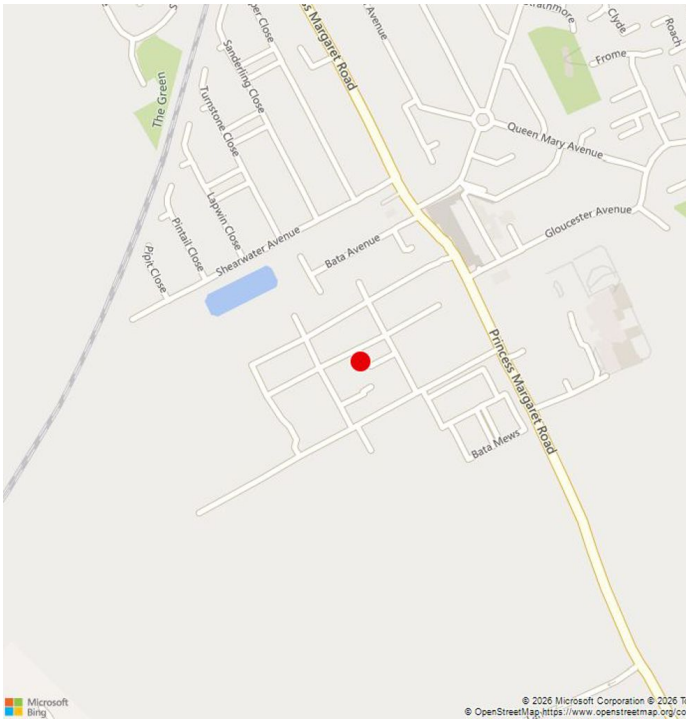
References/Accounts
A rent deposit is payable, subject to accounts/references.

Business Rates
The Rateable Value (2026) for 62A is £16,250.
The Rateable Value (2026) for 62B is £16,250.

Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note
All figures quoted are exclusive of VAT.
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



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