BRANCH ASSOCIATES
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TO LET

MID-TERRACE UNIT WITH OFFICE APPROX. 1,700 SQ FT

Rent: £17,272 - £20,950 Per Annum

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

- 3 car parking spaces to front
- Rear access with additional parking
- 3-phase power
- Internal office/toilet
- Approx. 3.5m height
- Security patrols

UNIT 62A, 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.
In addition to the open plan industrial/storage space, the unit has an internal office and toilet. There is 3-phase power and low energy lighting.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 62a	1,700	157.93
TOTAL	**1,700**	**157.93**

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

Figures
Year 1 £17,272 pax + VAT
Year 2 & 3 £20,950 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 in addition, 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).

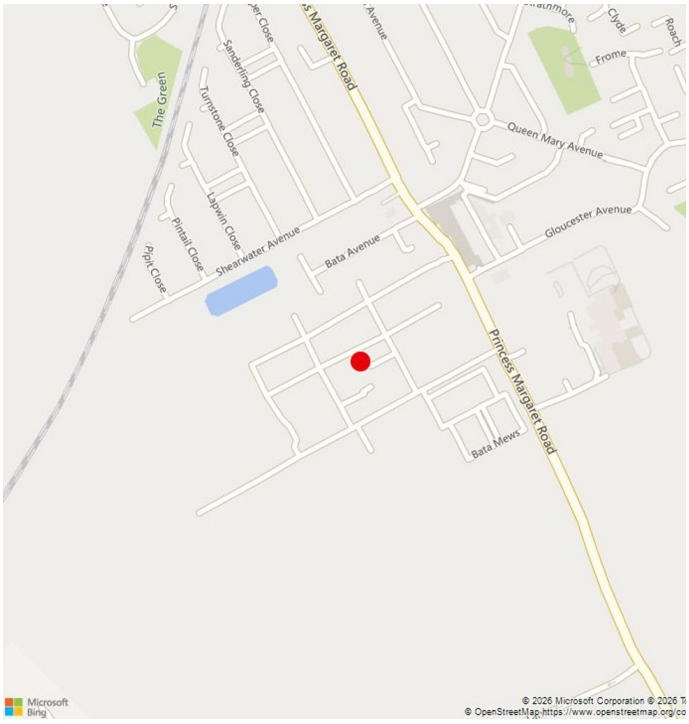
Energy Performance Certificate (EPC)
The EPC rating for Unit 62a is B44, expiring December 2035.

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

Business Rates
The Rateable Value (2026) is £16,250. Interested parties are advised to satisfy themselves fully with the Local Authority.

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.
The floor areas have been provided by a third party and should be verified on site in due course.

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



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