BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



DETACHED UNIT WITH OFFICES APPROX. 3279 SQ FT (305 SQ M) ON A SITE OF APPROX. 16337 SQ FT (1518 SQ M) *RENT REDUCED*

Rent: £69,000 Per Annum

Manor Way Industrial Estate
Curzon Drive
Grays
Essex
RM17 6BG

- Established industrial location
- 24/7 access
- Self-contained enclosed concrete yard
- Ground floor unit
- First floor offices

MANOR WAY INDUSTRIAL ESTATE, CURZON DRIVE, GRAYS, ESSEX, RM17 6BG

Location
Forming part of an established Industrial Estate approx 1.5 miles to the south west of Grays Town Centre. Grays c2c Station is less than a mile away, providing a service to London (Fenchurch Street) in approx. 34 minutes. A link to the A13 is approx 4 miles away. Junctions 30/31 of the M25, being approx.5 miles distant.

The Property
A concrete yard with gated access occupying a corner position on the estate. There is a detached two-storey unit providing ground floor storage and first floor offices. In addition, there is a small external store.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit	3,279	304.62
Total yard	13,058	1,213.09
TOTAL	**16,337**	**1,517.71**

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

Figures
£69,000pax

Legal Costs
Each party is responsible for the payment of its own costs.

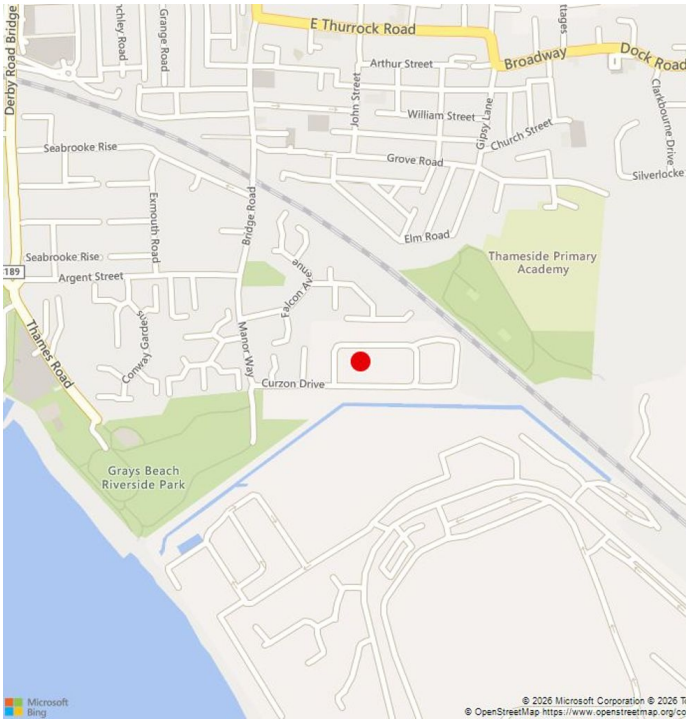
Energy Performance Certificate (EPC)
In the process of being prepared.

Business Rates
On application.

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

Or our joint agent David Sewell on 01268 532425 or via email
david.sewell@kemsley.com



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

Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.









Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

info@branchassociates.co.uk | www.branchassociates.co.uk

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

Branch Associates act for themselves and for the vendors/lessors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers/tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.