BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET

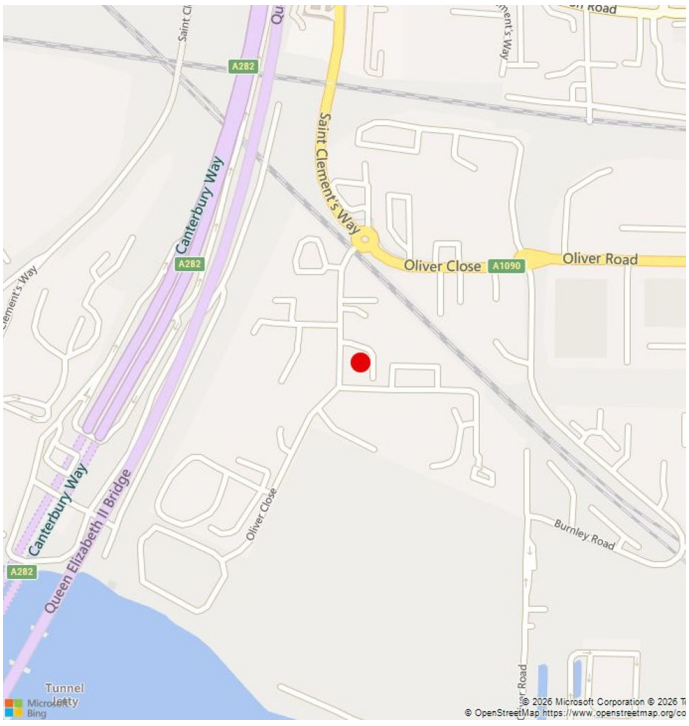
PROMINENT YARD APPROX 29664 SQ FT (2756 SQ M) TO LET

Rent: £160,518 Per Annum

Yard 19
Oliver Road
Grays
Essex
RM20 3EE

- M25 approx.1.5 miles
- Harf surface
- Palisade fence & gate
- Established industrial location
- Close Lakeside

YARD 19, OLIVER ROAD, GRAYS, ESSEX, RM20 3EE



Location
Forming part of an established Industrial Estate located off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Nearby occupiers include The Coop, Amazon and the Elliott Group.

The Property
The yard fronts Oliver Road and benefits from a private access off Oliver Close. It is self-contained being partly concreted and compacted surface. It has been used for the parking of articulated vehicles and cranes previously. There is palisade fencing to the main boundaries.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Open storage yard	29,644	2,753.93
TOTAL	**29,664**	**2,755.79**

Terms
Held under full repairing and insuring lease to 9th October 2028 outside the renewal provisions of the Landlord & Tenant Act. Insurance and a service charge are payable. Our client is looking to assign the leases or sub-let. The rent is £160,518 pax plus VAT.

Figures
The rent is £160,518 pax plus VAT.

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

Energy Performance Certificate (EPC)
Not applicable.

Business Rates
The Rateable Value (2023) on Plot 19 is £54,500.

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:
jb@branchassociates.co.uk

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

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

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors 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, applicances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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