BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET

TWO STOREY UNIT APPROX 17,465 SQ FT (1624 SQ M) ON APPROX 1 ACRE *RENT REDUCED*

Rent: £225,000 - £275,000 Per Annum

5b Riverside
Oliver Road
Grays
Essex
RM20 3EE

- Loading ramp to upper floor
- 1.5 miles from J30/31 M25
- Two loading doors
- Fully concreted fenced & gated yard
- Internal office & welfare facilities

5B RIVERSIDE, 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. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

The Property
A semi-detached two storey unit of steel portal frame construction with fully profile clad elevations. The height at ground floor is approximately 4.0m. A loading door at ground floor and one at first floor via a substantial loading ramp provide access. There are office and welfare facilities internally.

To the front and side is a substantial fenced, gated and concreted yard.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	8,726	810.65
First floor	8,739	811.85
Site area	43,560	4,046.72
TOTAL	**43,560**	**4,046.72**

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

Figures
Year 1 - £225,000 pax
Year 2 onwards - £275,000 pax.
Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the rent). VAT is payable.

VAT
VAT is payable in addition.

Legal Costs
The ingoing tenant to be responsible for our client's reasonable legal costs.

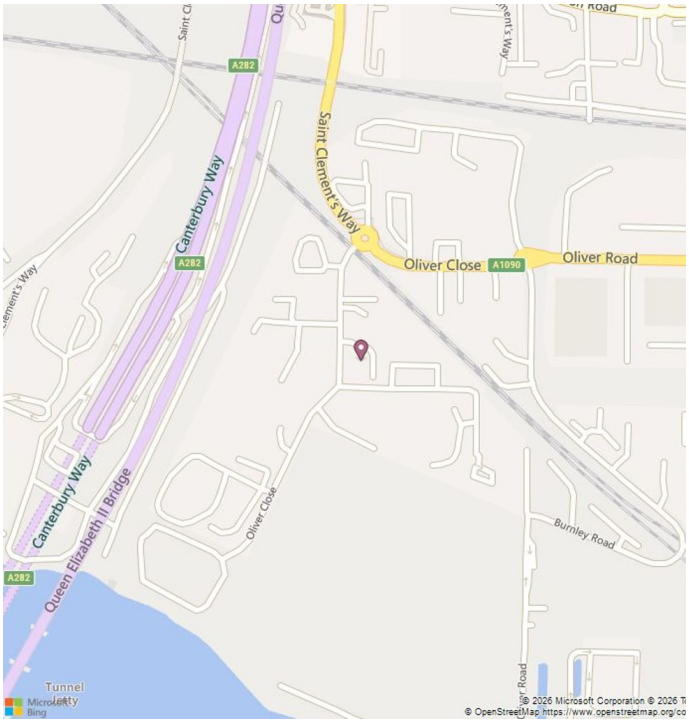
Energy Performance Certificate (EPC)
The EPC for this property is C59, expiring in January 2032.

Business Rates
The Rateable Value (2026) is £257,500, although interested parties are advised to satisfy themselves fully 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



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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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