BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET

THREE INTER-LINKING UNITS WITH MODULAR OFFICE/WELFARE APPROX 26034 SQ FT (2421 SQ M) ON APPROX 1.93 ACRES *RENT REDUCED*

Rent: £475,000 Per Annum

5c Riverside
Oliver Road
Grays
Essex
RM20 3ED

- Main unit eaves approx 7.75m
- Detached two-storey office/welfare
- Substantial concrete fenced & gated yard
- Multiple loading doors

5C RIVERSIDE, OLIVER ROAD, GRAYS, ESSEX, RM20 3ED

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
Three inter-linking units totaling 21,192 sq ft (1,969.6 sq m). The main unit has an eaves height of 7.75 m and apex height of 11.5m. A loading door in the front elevation and two in the side provide access.

The elevations are fully clad beneath a pitched lined roof. There is no mains water, nor toilets to the unit. The smaller units have eaves heights ranging between 6.3 and 8.3m.

Good quality detached two storey modular offices are located to the front with modular works toilets behind.

Externally, there is a substantial fenced, gated and fully concreted yard.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Total units	21,192	1,968.74
Modular office/welfare	4,842	449.82
Yard	60,567	5,626.67
TOTAL	**84,180**	**7,820.32**

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

Figures
In the region of £475,000 pa.
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 is to pay the landlord's reasonable legal costs.

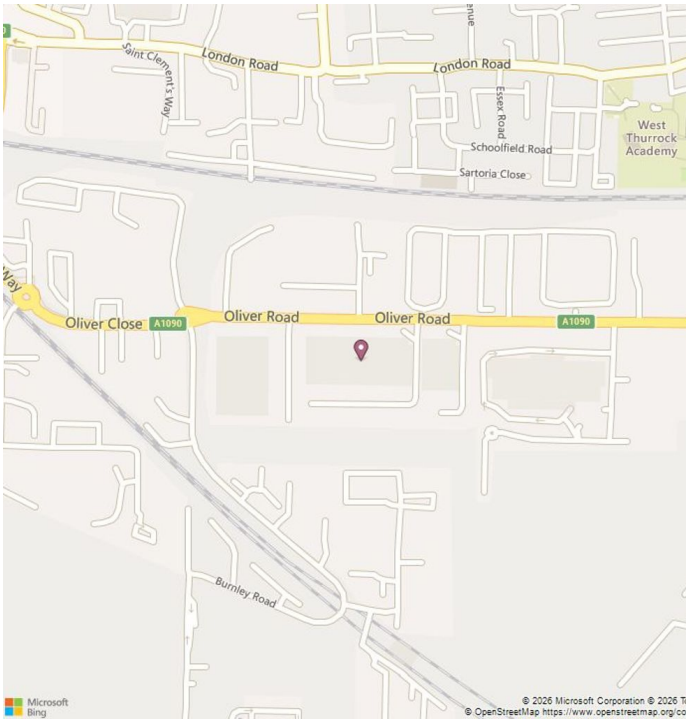
Energy Performance Certificate (EPC)
The current EPC rating for the offices is C54, expiring in January 2032 and C57 in respect of the warehouse.

Business Rates
The Rateable Value (2026) is £252500, although interested parties are advised to satisfy themselves 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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