BRANCH ASSOCIATES
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www.branchassociates.co.uk

TO LET

MODERN UNIT APPROX 5600 SQ FT (521 SQ M) WITH STORAGE MEZZANINE APPROX 3900 SQ FT (362.7 SQ M)* RENT INCENTIVE AVAILABLE *

Rent: £86,754 Per Annum

Unit 3
Cliffside Trade Park
Motherwell Way
Grays
Essex
RM20 3XD

- Adjacent Ikea & B&Q
- Close Lakeside
- Popular trade counter estate
- 10 car spaces
- Office & welfare facilities
- Storage mezzanine

UNIT 3, CLIFFSIDE TRADE PARK, MOTHERWELL WAY, GRAYS, ESSEX, RM20 3XD

Location
Forming part of an established trade park within walking distance of Lakeside Shopping Centre and Retail Park. The area is well located for the local and National road network, being only approximately 1.3 miles from junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 1.7 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The Property
A modern mid-terrace unit providing clear span warehouse/industrial space with two storey office/ancillary accommodation to the front. The unit has a full height electrically operated loading door and separate pedestrian door leading to a reception. The eaves height is approximately 6m and the unit is fitted with sodium lighting, gas and three-phase power.

The ground floor ancillary area includes works toilet, staffroom, small store, kitchen and additional toilets. An open plan office is situated at first floor. There is also a substantial storage mezzanine providing a ground floor height of approx 3.2m and a mezzanine height of approx 3m.

Externally, in addition to 10 demarcated car spaces, there is a loading area and shared roadway.

Note: photographs taken prior to current tenant's occupation

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor unit	4,504	418.42
Ground floor office/ancillary	573	53.23
First floor office	528	49.05
Storage mezzanine	3,900	362.31
TOTAL	**9,500**	**882.55**

Terms
A full repairing and insuring lease expiring March 2028. Available for assignment or sub-letting.
A new longer term lease may also be possible.

Figures
£86,754pax
* A 1 month rent free period is available *
The service charge is £1250.75 plus VAT per quarter

VAT
VAT is payable in addition.

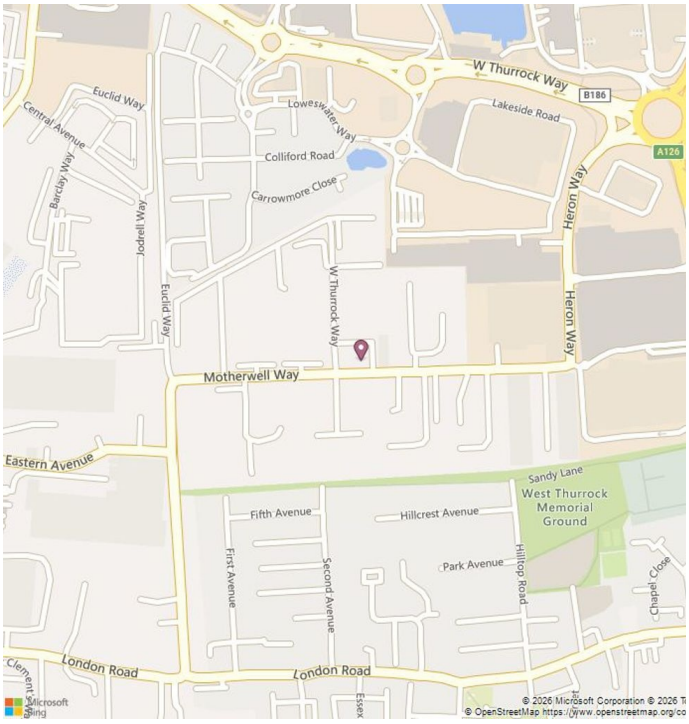
Legal Costs
Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)
The EPC rating is D79 expiring April 2036.

Business Rates
The Rateable Value (2026) is £72,500, making the rates payable £34,800. However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

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.
We have not verified the mezzanine dimensions and such should be checked on site.

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



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