

TO LET

Self-Contained Open Storage Yard
with Workshop & Office 4,690 Sq.Ft
on 1 Acre Site (0.4 Hectares)

Watson Close, West Thurrock, Grays, Essex, RM20 3EF



- Secure Open Storage Yard
- Workshop with Clear Span Height of 5.8m
- Detached Office
- Hard Concreted Site
- Service Repair Pit
- Three Phase Power

KEMSLEY
PROPERTY CONSULTANTS

www.kemsley.com

Kemsley LLP, Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ

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Location

The site is located in Watson Close, off Oliver Road in West Thurrock, Grays. Grays is situated in the Thames Gateway approximately 25 miles to the east of Central London accessed via the A13 trunk road, which provides good communication throughout the South East Essex area and direct links to London and the M25 Motorway which in turn gives access to the National Motorway Network. Grays mainline railway station provides services to London Fenchurch Street (C2C).

Description

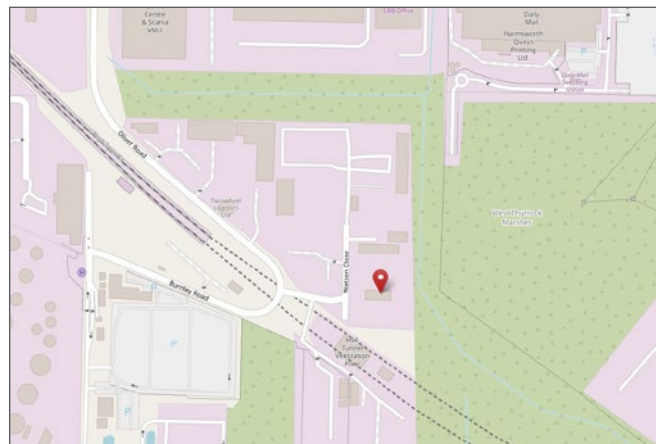
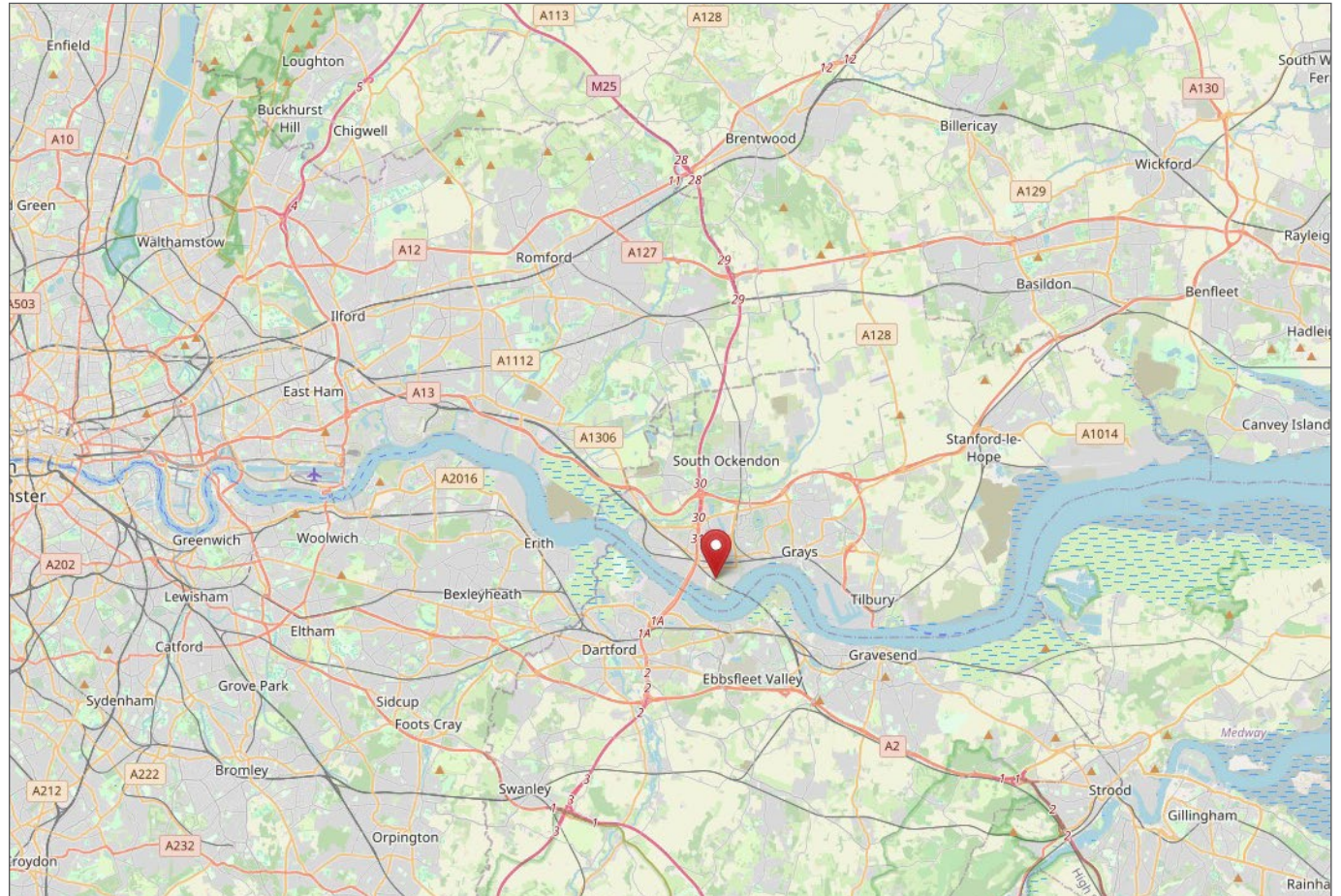
The site comprises a predominantly open yard area with ancillary buildings positioned at the front and rear of the site. The site is laid to concrete hardstanding and is fenced to the perimeter, with gated access.

The site provides a detached workshop unit to the rear which provides three level access roller shutter loading doors, with service repair pit and clear span height of 5.8m. There is a small storage area with mezzanine storage above.

A separate detached brick built office block provides several partitioned offices plus storage and staff welfare areas, plus kitchen and male & female WC.

Within the yard, there is a Terrix Crane which can be controlled by either the cab or by remote control at ground level. Full details on request.

We are advised that the site benefits from all mains services (no gas).



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Accommodation

Warehouse/Workshop	3,104 sq.ft	(288 m ²)
Detached Office	1,586 sq.ft	(147 m ²)
Gross Internal Area	4,690 sq.ft	(436 m ²)

Total Site Area 1 Acre (0.4 Hectares)

Tenure

The property is available by way of a full repairing and insuring sub-lease on terms to be agreed.

Rent

£245,000 per annum, exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.



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EPC

The site is C rated, valid until November 2033. Further details available on request.

Business Rates

From enquiries made of the VOA, we are advised that the property has a rateable value of £130,000 (2026/2027). Interested parties are advised to make their own enquiries of the relevant local authority.

Legal Fees

Each party to bear their own legal costs incurred in this transaction.

Administrative Fee

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

Viewings and contact

All enquiries to be directed to the sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Colin Herman

Tel: 01268 290291 / 07976 327448

Email: colin.herman@kemsley.com

Reference: AB2926



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LLP
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01268 532425
www.kemsley.com

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