

TO LET

Modern Industrial/Warehouse Unit With 3 Roller Shutter Loading Doors

9,106 - 10,581 sq. ft. (846 - 983 m²)

UNITS 18-20, MAGNET POINT ESTATE

Magnet Road, West Thurrock, Grays, Essex, RM20 4DR

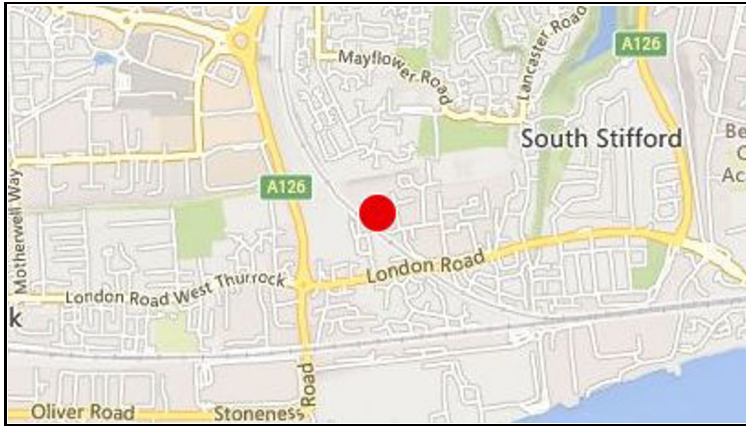


- Open Bay Warehouse
- 6m Clear Span Roof Height rising to 7.5m
- Three Phase Power
- Kitchen/Staff Room
- First Floor Offices
- 3 x Electric Level Access Roller Shutters
- 28 Allocated Parking Bays
- Shared Gated Entrance

KEMSLEY
PROPERTY CONSULTANTS

01268 532425

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LOCATION

West Thurrock is a satellite of London, located approximately 22 miles to the east of its centre. The area is bounded by the A13 trunk road to the north, Grays to the east, the M25 London Orbital Motorway, Dartford river crossing, to the west and the River Thames to the south. Owing to its position, the area benefits from very good access to the national road network.

DESCRIPTION

Modern industrial/warehouse unit of steel portal frame construction served by three front facing level access electric roller shutters leading to open bay warehouse. There is a ground floor boardroom and kitchen/staff room. Stairs lead to first floor mezzanine offices. The unit benefits from three phase power, and a clear span roof height of 6m rising to 7.5m. Externally, the unit is accessed via shared gated entrance plus 28 allocated parking bays.

ACCOMMODATION

Ground Floor	7,998 sq. ft. (743 m ²)
First Floor Offices	1,109 sq. ft. (103 m ²)
Gross Internal Area	9,106 sq. ft. (846 m ²)
Plus Mezzanine Offices	1,475 sq. ft. (137 m ²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£150,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £150,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

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 or purchaser 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.

CONTACT

Strictly by appointment via sole agents:

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