

TO LET

Modern Industrial / Warehouse With Roller Shutter

2,592 - 4,073 sq. ft. (241 - 378 m²)

UNIT 9, MAGNET POINT

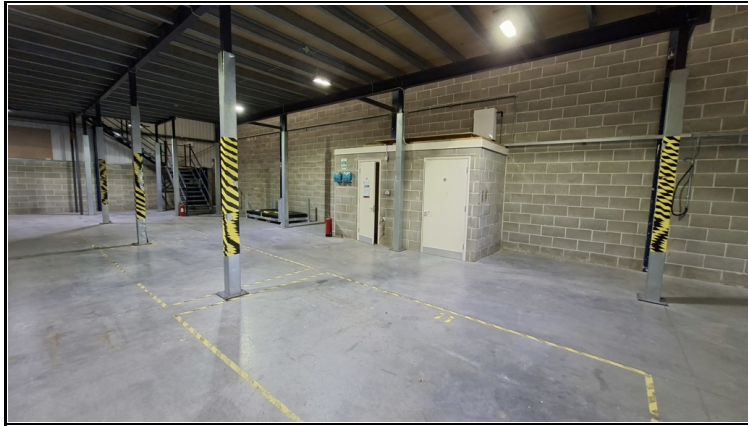
Magnet Road, West Thurrock, Essex, RM20 4DP



- Roller Shutter
- Three Phase Power
- Mezzanine (Can be removed)
- No Fitted Offices
- Kitchenette
- 7 Allocated Parking Bays

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The property is situated in a prominent position at the entrance to the Europa Trading Estate, just off London Road (A126) and within 2 miles of junction 30/31 of the M25. It is close to Lakeside Shopping Centre and retail warehousing. The port of Tilbury is approximately 4 miles to the east via the A1089. Principle occupiers on the estate include BRL, London County Buses, SCS Upholstery and Walkers Transport

DESCRIPTION

Industrial/warehouse premises constructed in 2004 of steel portal frame, clad externally with profile metal cladding under a pitched insulated roof incorporating translucent panels. Loading is provided via front loading level access roller shutter, with kitchenette area, plus WC and disabled WC. The unit benefits from mezzanine storage are above (which could be removed), and is otherwise arranged to provide pure warehousing; there are no offices. Externally, 7 allocated parking bays are provided.

ACCOMMODATION

Ground Floor	2,592 sq. ft. (241 m ²)
Mezzanine	1,481 sq. ft. (138 m ²)
Total	2,592 - 4,073 sq. ft. (241 - 378 m²)

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

TENURE

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

RENT

£42,500 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 £38,250. 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

The property has an EPC rating of C-52.

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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