Waterglade

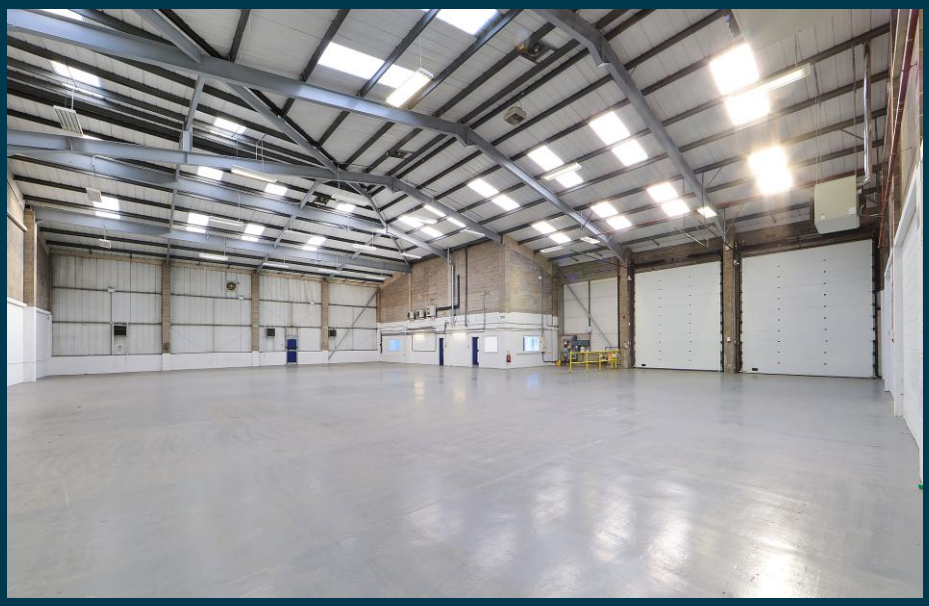
UNIT 3

Unit 3 · Waterglade Industrial Estate
Weston Avenue · West Thurrock · RM20 3FJ

Refurbished End Terrace Warehouse with excellent parking

11,871 sq ft (1,102.85 sq m)

- Nearby occupiers include: Hotpoint, Hermes, Gusto, Royal Mail & Ford
- Recently refurbished
- 2 level loading access doors
- Eaves height of 7.25m
- Generous car parking/yard area
- Good access to A13/M25



To Let

UNIT 3 Waterglade

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Description
Unit 3 forms part of a modern five unit estate built in the early 1990s. The unit is of steel portal frame construction with part brick/block work and part lined profile metal cladding under a single pitch roof incorporating roof lights. The unit benefits from fitted office accommodation with air conditioning, LED lighting and a kitchenette in addition to open warehouse space. It has just been refurbished to include an overhaul of the roof.

Location
Thurrock is an established regional distribution centre strategically located 19 miles east of Central London and 1 mile south of Junction 30 of the M25, which provides access to the national motorway network, the Dartford Tunnel/QE11 Crossing and also the A13. The Lakeside Retail Park with it's many amenities is close by.

Accommodation
Unit 3 totals approximate GIA areas:

Warehouse	9,712 sq ft	902.25 sq m
Ground Floor Office	1,086 sq ft	100.90 sq m
First Floor Office	1,073 sq ft	99.70 sq m
Total	**11,871 sq ft**	**1,102.85 sq m**

Terms: The property is available by way of new Full Repairing & Insuring lease from the landlord, on terms to be agreed.

Business Rates: Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

Service Charge: We are advised there is a service charge applicable for maintenance, repair & common services to the estate. Further details upon request.

Rent: on application.

Legal Fees: Each party to bear their own costs.

VAT: Applicable.

EPC Rating: B

Viewing & Further Information:

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