TO LET

Trade Counter/Warehouse Unit

1,349 - 2,253 sq. ft. (125 - 209 m²)

UNIT 3, THE GLADE BUSINESS CENTRE

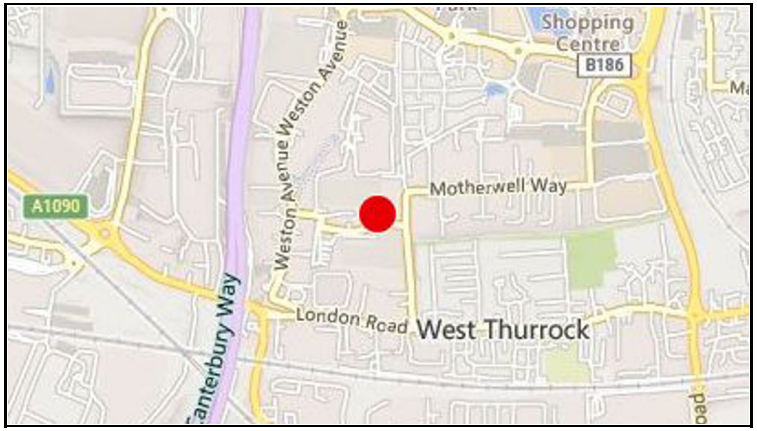
Eastern Avenue, West Thurrock, Essex, RM20 3FH



- Level Access Roller Shutter
- Kitchen
- Established Business Centre
- Mezzanine Storage
- Three Phase Electricity
- Ground & First Floor Office
- 5 Allocated Parking Bays
- New Lease

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

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







LOCATION
The Glade Business Centre is located off Motherwell Way and benefits from good road connections via the M25 which is just 1.5 miles from the estate, connecting quickly to the A13. There is a train service which runs from the nearby Chafford Hundred train station to London Fenchurch Street, with a fastest journey time of 33 minutes. A local bus service is located at the inter-section between Eastern Avenue and Motherwell Way.

DESCRIPTION
Mid-terrace industrial/warehouse unit of steel portal frame, brick and blockwork elevations, and steel profile clad roof. The accommodation comprises trade counter/warehouse unit with ground first floor offices, kitchen and WC facilities plus mezzanine offices, and mezzanine storage. Access is via a level access roller shutter door alongside a separate personnel entrance. Externally, the unit benefits from five allocated parking bays.

ACCOMMODATION

Warehouse	1,073 sq. ft. (100 m²)
Ground Floor Office	276 sq. ft. (26 m²)
Total	**1,349 sq. ft. (125 m²)**
Mezzanine Office	276 sq. ft. (26 m²)
Mezzanine Storage	627 sq. ft. (58 m²)

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

TENURE
The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed.

RENT
On application.

VAT
We have been advised that VAT is payable on the rent and service charge.

BUSINESS RATES
From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £31,000. 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 - The property has an EPC rating of C-64.

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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