

TO LET

**Industrial / Warehouse Unit
With Office Plus Mezzanine Storage**

1,960 - 2,941 sq. ft. (182 - 273 m²)

UNIT 12 MAGNET POINT

Magnet Road, West Thurrock, Essex, RM20 4DP



- Modern Warehouse
- Electric Shutter
- LED Lights
- Two W/C's

- Storage Mezzanine
- Built As 6.5m Min. Eaves Rising To 8.5m
- Three Phase Power
- On Site Car Parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

The property is situated on the established Magnet Point Industrial Estate to the north of London Road (A126) and within 2 miles of junction 30/31 of the M25. West Thurrock, 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 communications throughout the south east Essex area and links to the city. Grays mainline train station provides services to London Fenchurch Street (C2C).

DESCRIPTION

The building comprises mid-terrace industrial/warehouse premises constructed in 2004 of steel portal frame, clad externally with profile metal cladding under a pitched roof incorporating translucent panels. The available accommodation is arranged to provide an open bay warehouse with three phase power, LED Lights, toilets plus kitchenette area. The unit benefits from 6.5m eaves rising to 7m. A storage mezzanine has been added to the mid/rear of the unit above the office. Loading is provided to the front elevation by way of an electric roller shutter. Externally, 5 allocated parking bays are provided.

ACCOMMODATION

Total Ground Floor	1,960 sq. ft. (182 m ²)
Plus Mezzanine	981 sq. ft. (91 m ²)
Total	1,960 - 2,941 sq. ft. (182 - 273 m²)

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

TENURE

The premises are available upon a leasehold basis, further details upon application.

RENT

£35,000 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 £37,750. 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-74.

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:

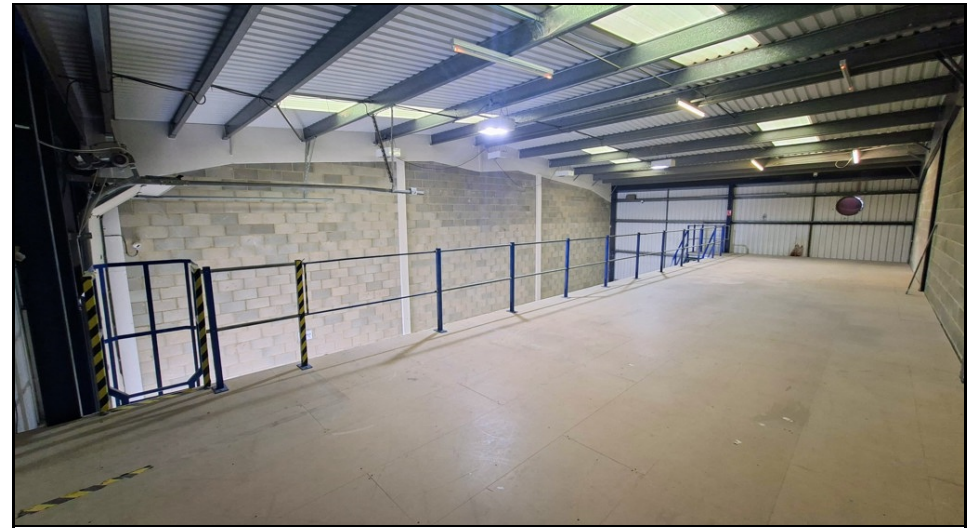
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