TO LET

Hybrid Warehouse/Office Unit Plus Mezzanine

1,913 - 2,843 sq. ft. (178 - 264 m²)

UNIT 13, MAGNET POINT ESTATE

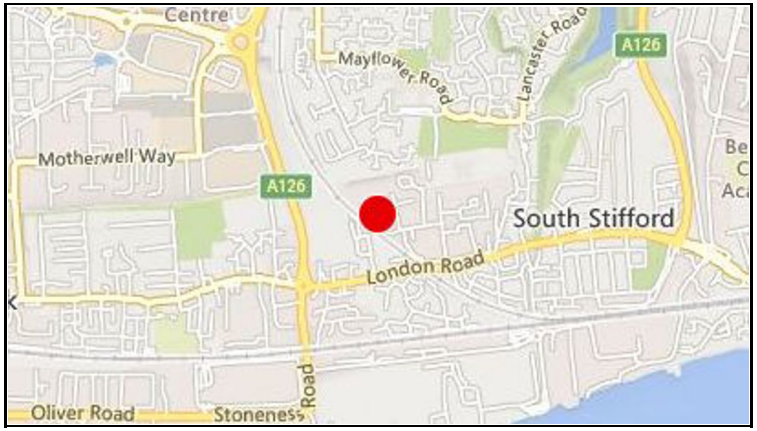
Magnet Road, West Thurrock, Grays, Essex, RM20 4DR

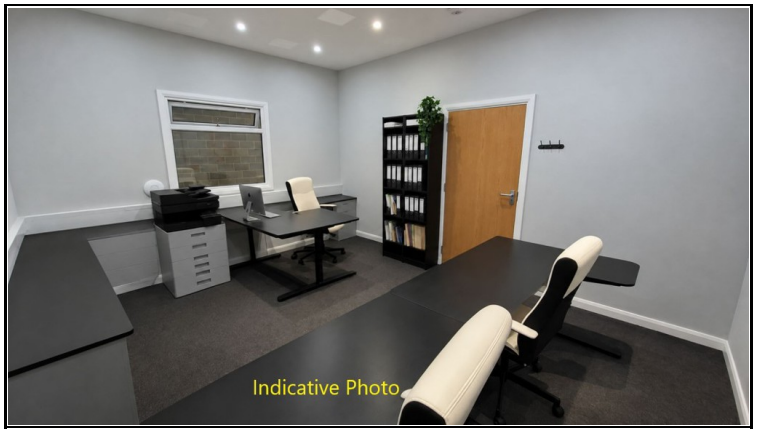


- Modern Warehouse
- Roller Shutter
- Storage Mezzanine
- Two WC's / Kitchen
- Offices
- 6.75m Min. Eaves Rising To 7.5m
- Three Phase Power
- 5 Car Parking Spaces

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

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







LOCATION

The property is situated on the Europa Trading 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 available accommodation comprises hybrid warehouse/office unit that has been subdivided to provide a mix of warehouse & office accommodation. The property benefits from three-phase power, two WC's and a kitchenette. The warehouse offers an eaves height of approximately 6.7m, rising to 7.5m at the apex. A mezzanine floor has been installed above the office and ancillary accommodation, providing additional storage space, together with a rear office. Loading access is provided via a roller shutter door to the front elevation. Externally, the unit benefits from allocated on-site parking for approximately five vehicles.

ACCOMMODATION

Warehouse	1,015 sq. ft. (94 m²)
Office & Ancillary	901 sq. ft. (84 m²)
Gross Internal Area	**1,913 sq. ft. (178 m²)**
Plus Storage Mezzanine	930 sq. ft. (86 m²)
	)

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

TENURE

Full Repairing and Insuring lease, 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 £34,750. 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-55.

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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Email: david.sewell@kemsle

Ref: AB2842

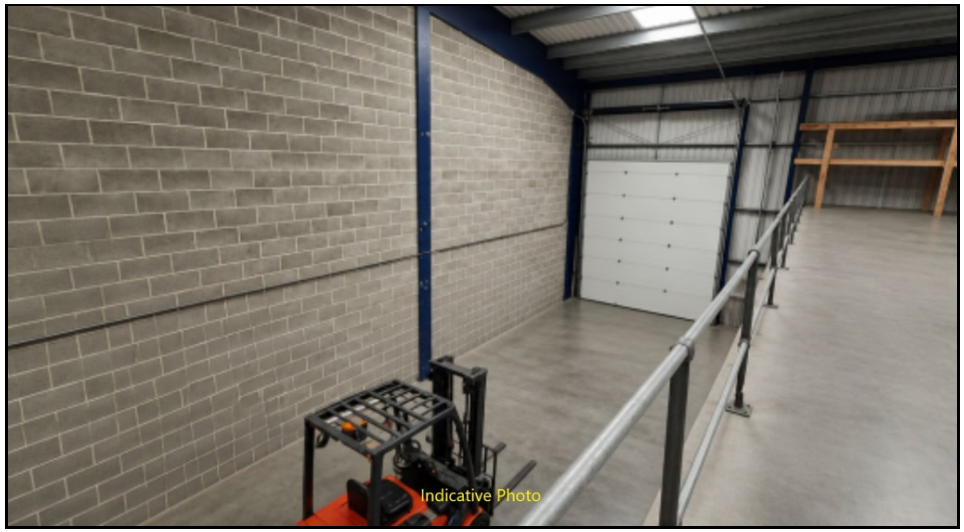
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