TO LET

Industrial/Warehouse Unit With 3 Roller Shutters and 0.25 Acre Yard

13,099 sq. ft. (1,217 m²)

UNITS 1-5, MAGNET POINT ESTATE

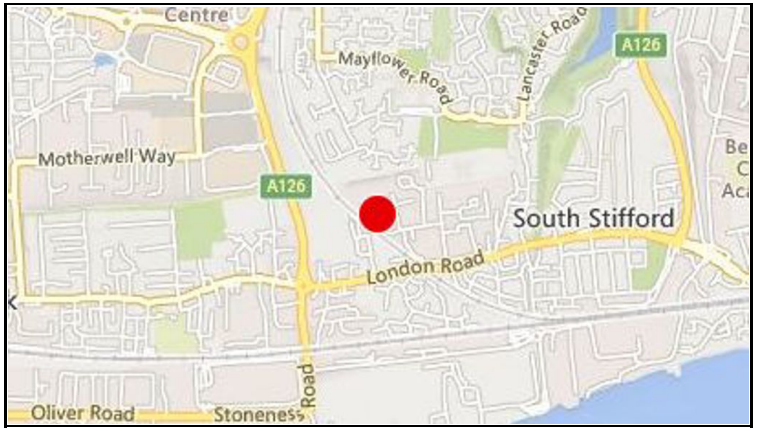
Magnet Road, West Thurrock, Grays, Essex, RM20 4DR



- Includes Refrigeration Units (Can Be Removed)
- 3 x Electric Level Access Roller Shutters
- Warehouse With 6m Clear Span Roof Height Rising To 7.5m
- Kitchen
- Ground Floor Offices
- Three Phase Power
- 30 Allocated Parking Bays
- 0.25 Acre Yard

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01268 532425
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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION

West Thurrock is a satellite of London, located approximately 22 miles to the east of its centre. The area is bounded by the A13 trunk road to the north, Grays to the east, the M25 London Orbital Motorway, Dartford river crossing, to the west and the River Thames to the south. Owing to its position, the area benefits from very good access to the national road network.

DESCRIPTION

A modern industrial/warehouse unit of steel portal frame construction, incorporating three front-facing electric level access roller shutter doors providing access to the warehouse area which currently include existing refrigeration units (can be removed). The accommodation includes an open-plan office together with two additional partitioned offices, kitchen and WC facilities. The unit benefits from three-phase power and a clear internal eaves height of approximately 6.5m, rising to 7.5m at the apex. Externally, the property benefits from approximately 30 allocated car parking spaces.

ACCOMMODATION

Offices & Ancillary	1,460 sq. ft. (136 m²)
Warehouse	11,639 sq. ft. (1,081 m²)
Gross Internal Area	**13,098 sq. ft. (1,217 m²)**
Mezzanine Storage	965 sq. ft. (90 m²)
Loading Yard/Parking	0.25 Acres (0.1 Hectares)

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

TENURE

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

RENT

£200,000 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 £152,000. 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 - An EPC has been commissioned.

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:

David Sewell
Tel: 07837 409316 / 07837 409316
Email: david.sewell@kemsley.com

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

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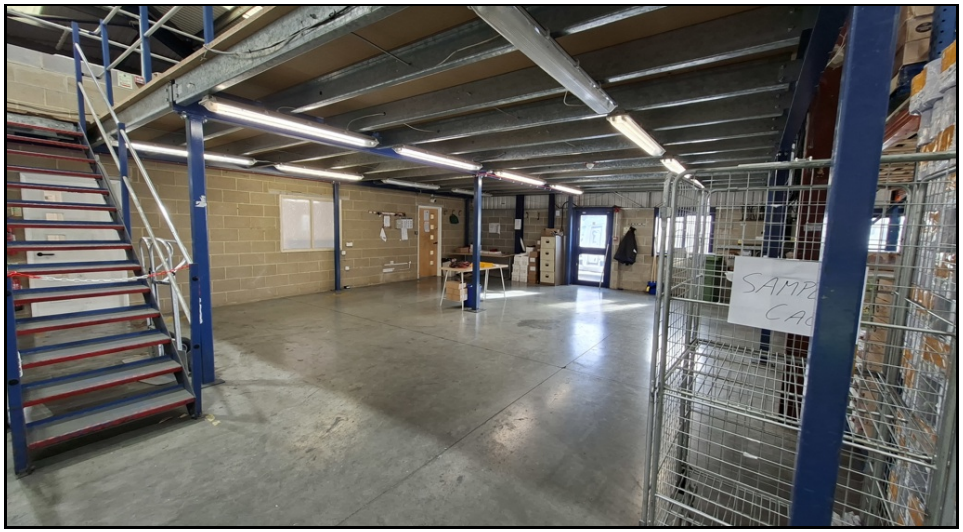
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