

Recently Refurbished

Unit D5-D6

J31 PARK

WEST THURROCK | RM20 3XD

Modern mid-terrace industrial/ warehouse unit

20,024 sq ft (1,860 sq m)



- Recently extensively refurbished
- Landlord solar panels on roof to provide power at a discounted rate
- Two electrically operated roller shutter doors
- Eaves height 5.7 metres
- Secure yard
- Ground & first floor offices
- Air conditioned offices
- LED lighting throughout
- Large kitchen / breakout area
- Male and female WCs

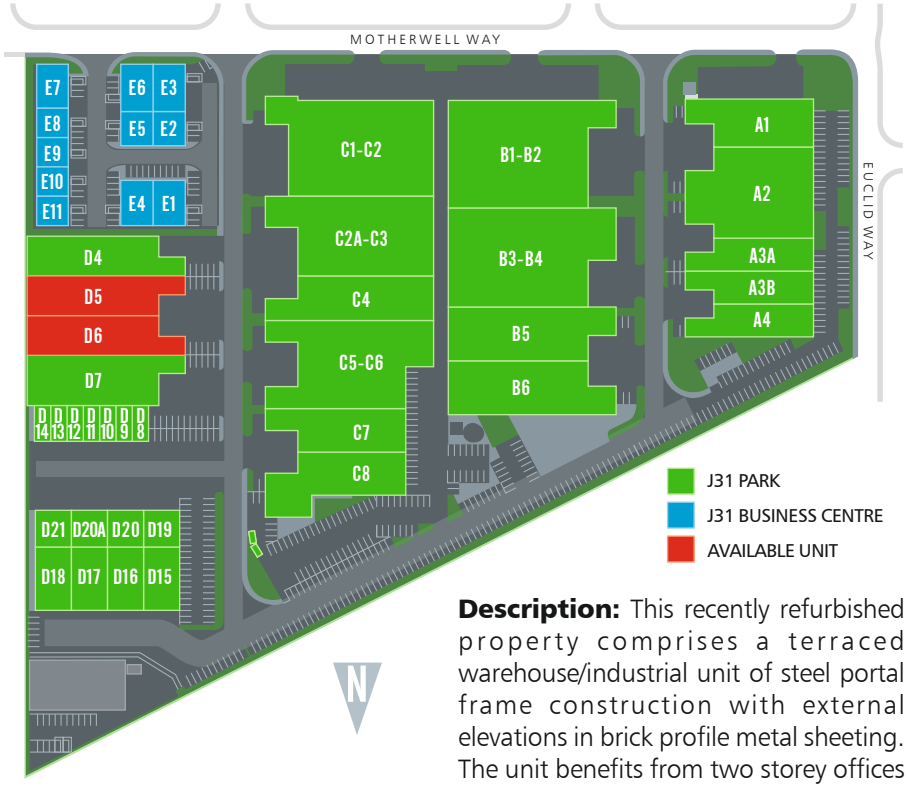




Unit D5-D6

J31 PARK
WEST THURROCK | RM20 3XD

Unit D5-D6, J31 Park
Motherwell Way
West Thurrock
Essex RM20 3XD



Terms: The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Rent: On application.

Service Charge: A service charge is payable for the maintenance of the commonparts of the estate. Further details available on request.

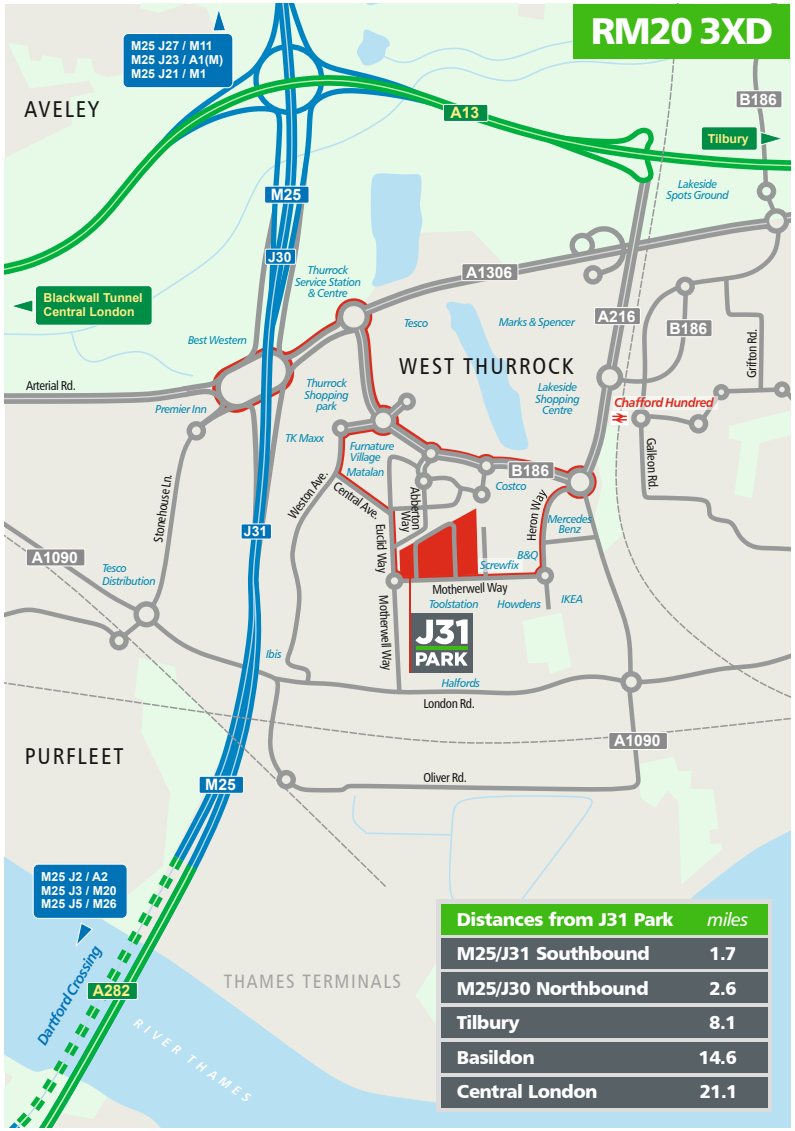
Legal Costs: Each party to bear their own legal costs.

Location: The property is situated on the established J31 Park, Motherwell Way, West Thurrock within 1.5 miles of junction 30/31 of the M25. The Lakeside shopping area is located just to the south of the property with nearby occupiers including B&Q, Screwfix, Toolstation and IKEA.

Description: This recently refurbished property comprises a terraced warehouse/industrial unit of steel portal frame construction with external elevations in brick profile metal sheeting. The unit benefits from two storey offices with secure fenced yard and parking to the front.

VAT: The landlord has elected to charge VAT on the rent at the prevailing rate.

Business Rates: We are advised that the premises have a Rateable Value of £169,000 as at 1st April 2026. Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652



EPC's: Unit D5 = 10/A & Unit D6 = 6/A

Accommodation: The property has the following approximate GEA:

Ground Offices Warehouse	18,442 sq ft	1,713.3 sq m
First Floor Offices	1,582 sq ft	147 sq m
Total	**20,024 sq ft**	**1,860.3 sq m**

Viewing and further information: Strictly by prior appointment through the joint sole agents:

Tom Booker: 07584 237141
tbooker@shw.co.uk

Toby Coldbreath: 07947 373875
tcoldbreath@shw.co.uk

SHW SHW.CO.UK
01322 285588

Daniel Wink: 07717 545 532
d.wink@glenny.co.uk

Naz Ahmed: 07393 189 759
N.Ahmed@glenny.co.uk

GLENNY
01268 540 771
GLENNY.CO.UK

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