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TO LET

OFFICE – 2,586 SQ FT (240.24 SQ M)

Unit E6, J31 Park, Motherwell Way, Grays, Essex, RM20 3XD

DESCRIPTION

The property comprises an end of terrace trade / industrial unit of steel portal frame construction with external elevations in profile metal sheeting. The unit currently benefits from a glass fronted trade entrance behind which is a roller shutter door. Additionally there are 2 separate personnel entrances with yard and parking to the front. A small amenities block provides a WC, kitchen and single office. As the property directly fronts the busy trade orientated Motherwell Way there is an opportunity for signage that would be visible in both directions.

LOCATION

The property is very prominently situated at the front of the established J31 Park, Motherwell Way, West Thurrock within 1.5 miles of the M25 and A13. The Lakeside shopping centre is located just to the south of the property. Notable trade and retail occupiers in the immediate vicinity include IKEA, B&Q, Screwfix, Toolstation, Topps Tiles and Selco.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit E6	2,586	240.24
Ground Offices/Warehouse	18,442	1,713.26
First Floor Offices	1,582	146.97
TOTAL	22,610	2,100.47

AMENITIES

- To be refurbished
- 6m clear internal height
- Glass trade entrance behind which is an electrically operated roller shutter door
- High profile trade location
- Kitchen / WC / small office
- 3 phase power supply
- 5 allocated parking spaces
- Extensive additional communal parking is available on the estate

RENT

On application.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

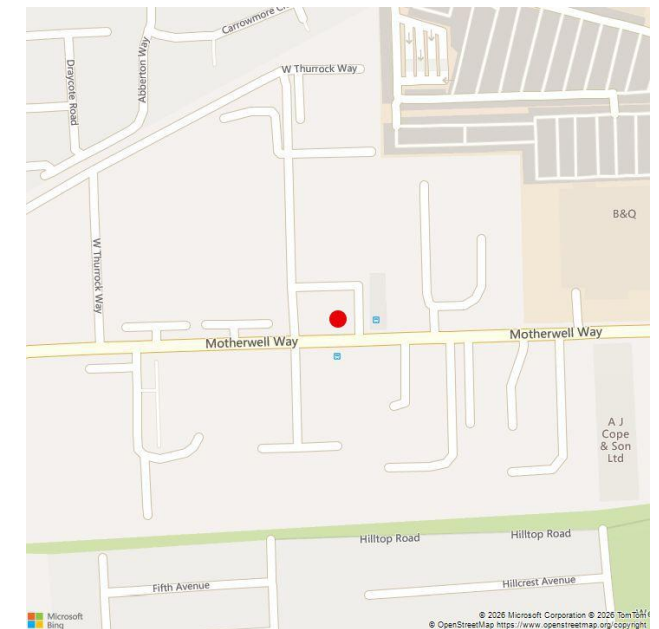
A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details available on request.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.

**VIEWINGS – 01322 285 588**

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