

The logo consists of an orange parallelogram with the letters 'SHW' in white, bold, sans-serif font.

SHW

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PROPERTY
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A wide-angle photograph of a large, empty industrial warehouse. The ceiling is high with a complex network of dark metal beams and numerous rectangular skylights that allow natural light to enter. The floor is a smooth, light-colored concrete. On the left, there is a mezzanine level with a metal railing. In the center-right, there is a blue metal structure, possibly a loading dock or a storage unit. On the far right, there are large, closed roller doors.

TO LET

OFFICE – 3,028 SQ FT (281.3 SQ M)

Unit D8-10, J31 Park, Motherwell Way, Grays, Essex, RM20 3XD

DESCRIPTION

The property comprises an end of terrace unit of steel portal frame construction, incorporating brick walls and a lined roof with roof lights. Internally the unit provides ground floor warehouse accommodation and a toilet. Stairs provide access to a first floor mezzanine and kitchenette. Unusually for a unit of this size it has 3 loading doors.

LOCATION

The premises are located on the modern J31 Park, off Motherwell Way in West Thurrock. Motherwell Way is a well established warehouse, industrial and trade counter location with notable occupiers including Screwfix, B&Q, Toolstation and IKEA. Lakeside regional shopping centre and associated retail park is located immediately to the north and Junctions 30/31 of the M25 are within 1.4 miles.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Industrial/Warehouse	3,028	281.3
TOTAL	3,028	281.30

AMENITIES / OPPORTUNITY

- 3 phase power supply
- 3 full height loading doors
- 5.68m eaves
- FF Mezzanine with kitchenette
- WC facilities
- Allocated parking spaces

RENT

On application.

BUSINESS RATES

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

SERVICE CHARGE

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

VAT

Applicable

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



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