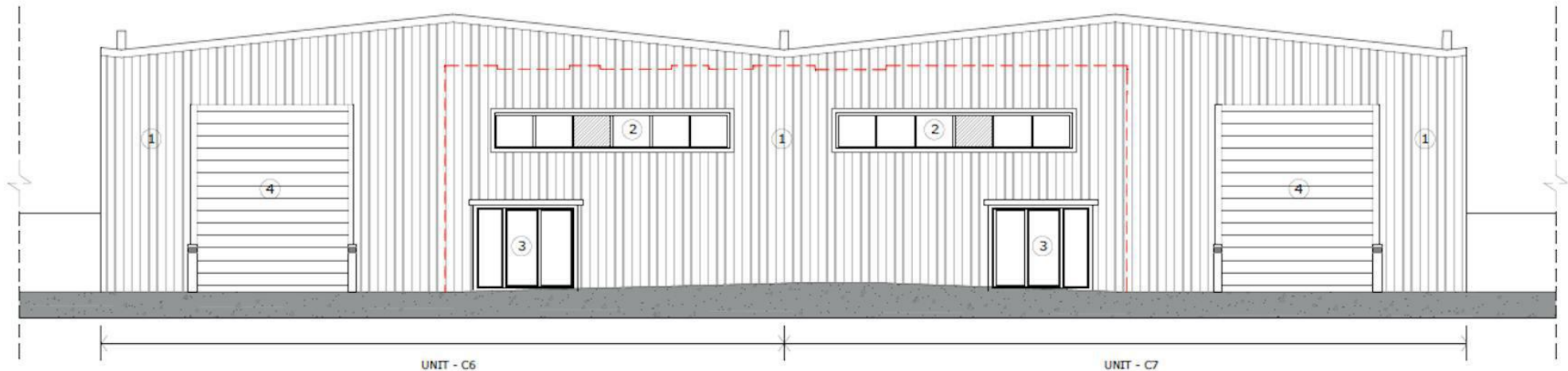




Proposed East Elevation

1:100

TO LET

OFFICE – 18,000 SQ FT (1,672.2 SQ M)

Unit C6 & C7, J31 Park, Motherwell Way, Grays, Essex, RM20 3XD

DESCRIPTION

The properties which are undergoing extensive refurbishment and remodelling works to include a new roof comprise mid-terrace industrial/warehouse units of steel portal frame construction with external elevations of brick, part clad with profile metal sheeting beneath a lined insulated roof incorporating roof lights.

Newly constructed air-conditioned office space will be provided at first floor level.

Externally there is allocated parking and a loading area to the front. Additional parking spaces will be allocated elsewhere on the estate.

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 south of the property with nearby occupiers including B&Q, Screwfix, Toolstation and IKEA.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit C6	9,000	836.1
Unit C7	9,000	836.1
TOTAL	18,000	1,672.20

AMENITIES

- Undergoing refurbishment and remodelling
- 2 surface level roller shutter doors (1 per unit)
- 5.65m eaves height
- 3 phase power
- Male and female WCs
- Available separately or combined
- New roof
- Fitted and air-conditioned first floor offices

RENT

On application.

BUSINESS RATES

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

SERVICE CHARGE

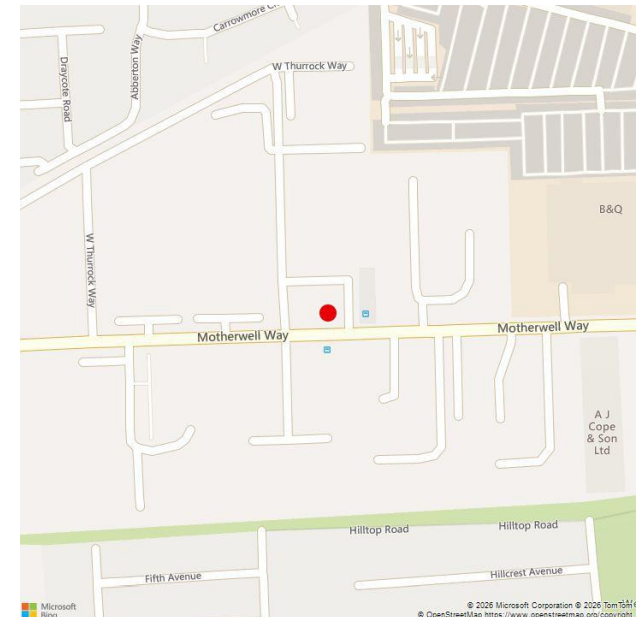
A service charge is payable for the maintenance of the common parts of the estate. Further details available on request.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01322 285 588

Tom Booker
Toby Coldbreath

t: 07584 237141
t: 07947 373875

e: tbooker@shw.co.uk
e: tcoldbreath@shw.co.uk



SHW Property



SHW Property

MAKING
PROPERTY
WORK

SHW.CO.UK