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TO LET

OFFICE – FROM 9,000 SQ FT (836.1 SQ M) UP TO 18,000 SQ FT (1,672.2 SQ M)

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

Rent - On application | Fully Refurbished and Remodelled Industrial / Warehouse Units Immediately Available

27 October 2026

DESCRIPTION

The property, which has been extensively refurbished and remodelled to include a new roof, comprises a mid-terrace industrial/warehouse unit 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 is provided at first floor level.

Externally there is an ample sized parking and a loading area to the front with electric EV charging points. 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 EXTERNAL AREA)

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

AMENITIES

- Extensively refurbished and remodelled
- 2 surface level electric 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
- LED lighting throughout

RENT

On application.

BUSINESS RATES

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

SERVICE CHARGE

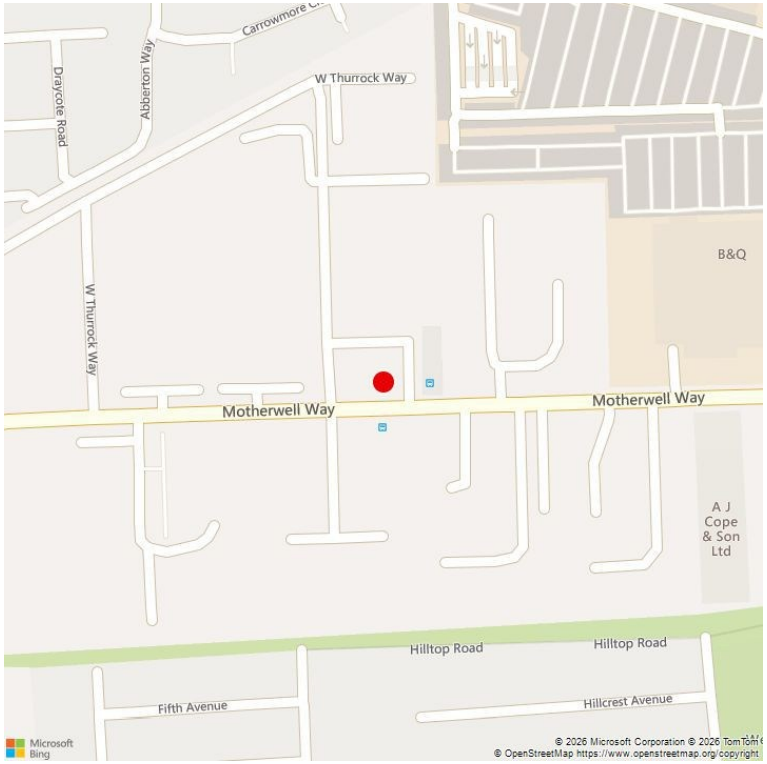
A service charge is payable for the maintenance of the common parts of the estate. Further details available on request.

LEGAL COSTS

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

EPC

Targeting EPC A rating.











VIEWINGS –

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