

Unit B3-B4

J31 PARK

WEST THURROCK | RM20 3XD

**Fully
Refurbished
EPC:A+**

Modern mid-terrace industrial/Warehouse
26,400 sq ft (2,452.64 sq m)

- Subdividable to provide to 2 units of 13,200 sqft each
- 2 loading doors
- Minimum eaves height 5.7m
- Dedicated generous yard and parking area which could be fenced
- First Floor air conditioned offices
- LED lighting throughout
- 2 EV charging point
- Separate WCs and showers
- Solar PV panels on the roof
- EPC: A+



j31park.com

Unit B3-B4

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Unit B3-B4, 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.

EPC: A+

Accommodation: The property has the following approximate GEA:

Ground - Warehouse	23,960 sq ft	2,225.96 sq m
First Floor Offices	2,440 sq ft	226.68 sq m
Total	26,400 sq ft	2,452.64 sq m



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: The property comprises a mid terrace industrial / warehouse unit of steel portal frame construction incorporating blockwork walls with brick external elevations. Internally the premises provides warehouse accommodation with first floor office space.

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

Business Rates: Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652.

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

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