UNIT 5 GATEWAY 25, WEST THURROCK, GRAYS, RM20 3ZD



WAREHOUSE AND INDUSTRIAL UNIT - TO LET

18,616 SQ FT (1,729.46 SQ M)

Summary

To Let - Prime M25 Industrial Estate Unit

Available Size	18,616 sq ft
Rateable Value	£174,000 Current rateable value (1 April 2023 to present)
Service Charge	Details on request
EPC Rating	B (47)

- Eaves height of 24 ft (7.2 m) approx.
- Three full height roller shutter doors
- Ample parking and loading areas
- Refurbished first floor offices including kitchen
- New 275Kva electrical supply
- Refurbished ladies, gents & disabled WCs
- Secure gated estate



Location

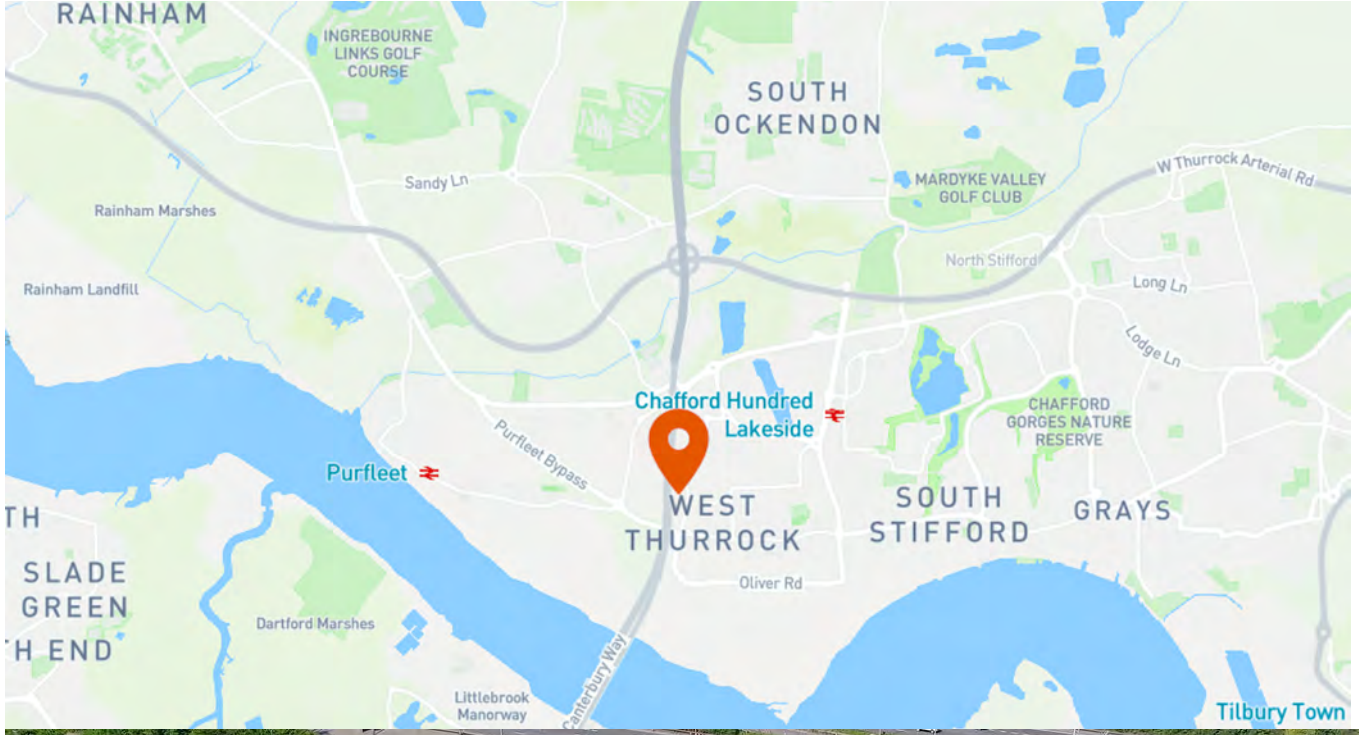
Unit 5 Gateway 25, West Thurrock, Grays, RM20 3ZD

Gateway 25 is well located on Weston Avenue, one of South Essex's largest industrial areas north of River Thames. West Thurrock is situated on the M25 (Junctions 30 and 31) and close to the A13. Lakeside Shopping Centre and neighbouring retail parks are all located close by.

Its location provides access to the national motorway network, Dartford Tunnel/QEII Crossing, Tilbury and London Gateway ports.

Chafford Hundred rail station is close by with a journey time to London Fenchurch Street station of approximately 35 minutes.

Nearby occupiers include; Whirlpool, EVRi, Royal Mail and Amazon UK.





Further Details

Description

Gateway 25 comprises a 1990's built industrial estate within a secure gated entrance and encompassing 5 purpose built units arranged over 2 terraces.

Unit 5 is prominently located at the front and comprises steel portal frame construction under a pitched roof incorporating roof lights. The unit benefits from recently refurbished WC's, first floor offices and staff kitchen area, a new 275Kva supply, gas heating, 7.2m internal eaves height and three loading doors. There are 13 parking spaces demised to the unit with a further 25 car spaces in the common parts in addition to loading/unloading areas.

Accommodation

The accommodation comprises the following approximate Gross Internal Area:

	sq ft	sq m
Ground Floor Warehouse/WCs/Reception	16,547	1,537.24
First Floor Offices/Kitchen	2,069	192.22
Total	**18,616**	**1,729.46**

Tenure

The property is available on an existing lease expiring in August 2033. Alternatively, we understand that a new lease may be available subject to negotiation.

Rent

On application.

Enquiries & Viewings

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