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TO LET

INDUSTRIAL AND WAREHOUSE – 22,492 SQ FT (2,089.51 SQ M)

Unit 6A, Waterglade Industrial Park, Weston Avenue, West Thurrock, Grays, Essex, RM20 3FJ

DESCRIPTION

The property comprises a modern, semi-detached warehouse / logistics unit with secure gated yard and ample car parking.

Internally, to the front left corner of the unit, is an impressive, double-height showroom together with ancillary offices, kitchen and WC facilities.

The warehouse element benefits from impressive 10.6m eaves (max), gantry crane system, high-bay LED light fittings and two surface level loading doors.

LOCATION

The property is located off Weston Avenue close to the M25 J30/31 and the Lakeside Shopping Centre. Central London is located approx. 18 miles west via the A13.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	22,492	2,089.51

AMENITIES

- Excellent Access & Proximity to M25 (J30/31)
- Eaves Height 6.4m rising to 10.6m
- Secure Gated Yard To One Side (approx. 7,000 sq ft)
- Ample Parking
- Ground Floor Office / Showroom (can be removed if required)
- 2 x Surface Level Loading Doors (5.3m W x 6m H)
- Internal Gantry Crane System (can be removed if required)

RENT

On application.

TERMS

The property is available by way of an assignment or sublease for a maximum term expiring December 2032. There is a tenant- only break in December 2027.

Alternatively, a new lease may be available direct from the Landlord on terms to be agreed.

RATES

Rates Payable: £109,920 per annum based on current valuation.

VAT

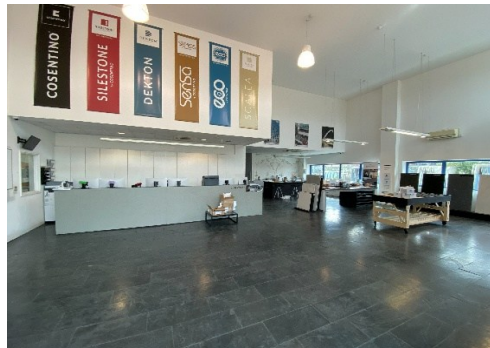
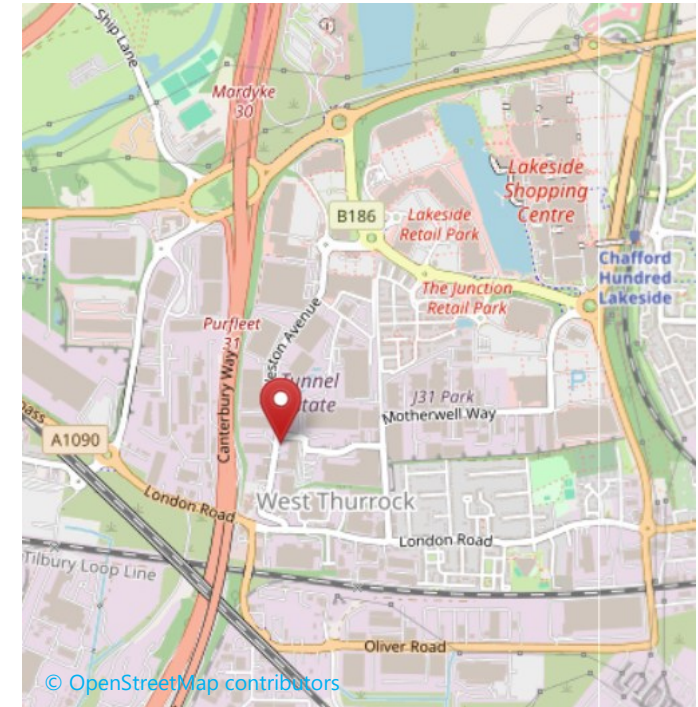
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.

**VIEWINGS – 01322 285588**

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