

**MAKING
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TO LET

INDUSTRIAL AND WAREHOUSE – 8,844 SQ FT (821.61 SQ M)
Unit 9 Cliffside Trade Park, Motherwell Way, West Thurrock, RM20 3LE

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse of steel frame construction with external elevations of profile metal cladding. First floor offices are provided along with a substantial mezzanine floor which has been retrospectively fitted by the current tenant. Externally, parking is provided for 14 cars along with a yard apron to access the unit.

LOCATION

Cliffside Trade Park is located off Motherwell Way in West Thurrock adjacent to IKEA and close to Lakeside Shopping Centre. Thurrock is an established regional industrial / trade centre strategically located 19 miles east of Central London and 1 mile south of junction 30 of the M25, which provides access to the national motorway network, the Dartford Tunnel / QEII Crossing and A13. Occupiers on the estate include Howdens Joinery, Hayley Southern, Tile Style, Torque Developments and A J Cope. Neighbouring occupiers include IKEA, B&Q, Screwfix and Toolstation.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Floor Warehouse	5,297	492.09
Ground - Floor Office	1,773	164.71
1st - Floor Office	532	49.42
Mezzanine	1,242	115.38
TOTAL	8,844	821.60

AMENITIES

- Single level shutter door
- Minimum eaves height 8.5m rising to 10m
- 3 phase power
- LED lighting
- Parking for 14 cars
- High profile trade oriented estate

RENT

On application

TERMS

The property is held on a lease from July 2022 for a term of 10 years with a break option in July 2027. The unit is available by way of a subletting/assignment or a new lease directly from the landlord.

RATES

Wef April 2023. Interested parties are however advised to make their own enquiries with the local authority.

SERVICE CHARGE

TBC.

VAT

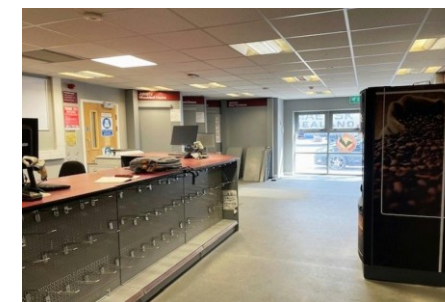
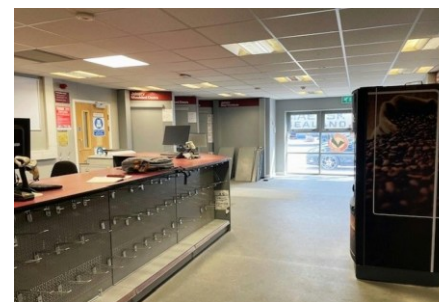
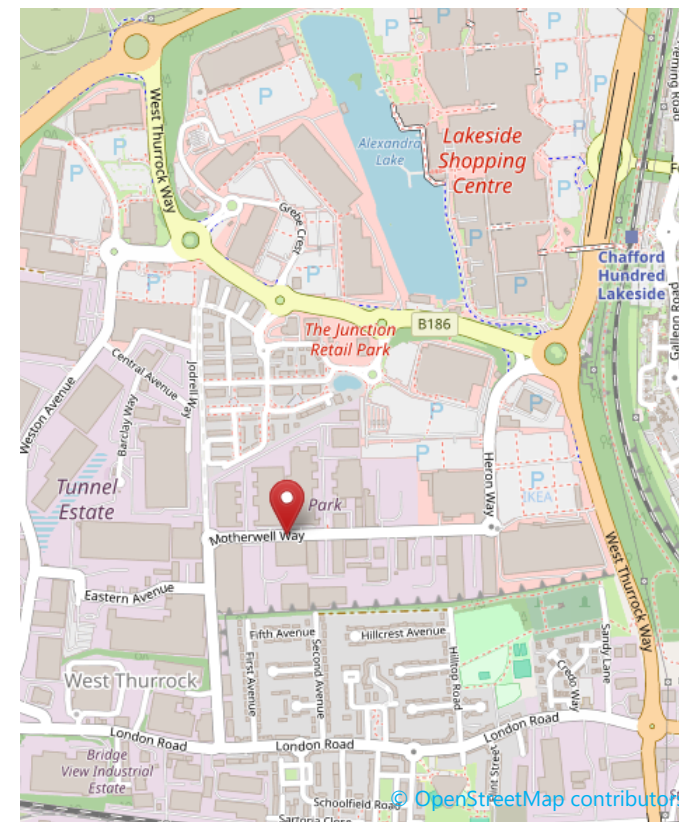
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The EPC rating of the property is D.

**VIEWINGS –**

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