

The SHW logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange parallelogram shape.

SHW

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TO LET

INDUSTRIAL AND WAREHOUSE – 16,539 SQ FT (1,536.47 SQ M)

Unit 10, Cliffside Trade Park, Motherwell Way, Grays, Essex, RM20 3XD

DESCRIPTION

Cliffside Trade Park is a modern high quality development of 10 trade / industrial / warehouse units of steel portal frame construction and metal clad elevations. The available accommodation provides open bay warehouse with purpose built first floor offices, kitchen and WCs. Loading is provided via 2 full height electric loading doors.

LOCATION

Cliffside Trade Park is located off Motherwell Way in West Thurrock close to IKEA and 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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse/Production	15,191	1,411.24
1st Floor Offices	1,348	125.23
TOTAL	16,539	1,536.47

RENT

On application.

AMENITIES / OPPORTUNITY

- To be refurbished - available Q1 2027
- Eaves height 8m
- 24 allocated parking spaces
- Floor loading of 30 kN/sq m
- WC and kitchen facilities
- E(g)(iii), B2 and B8 uses
- Air-conditioned offices
- LED lighting throughout

RENT

On application.

RATES

The current Rateable Value of the property is £222,000. However interested parties are advised to make their own enquires with the local charging authority.

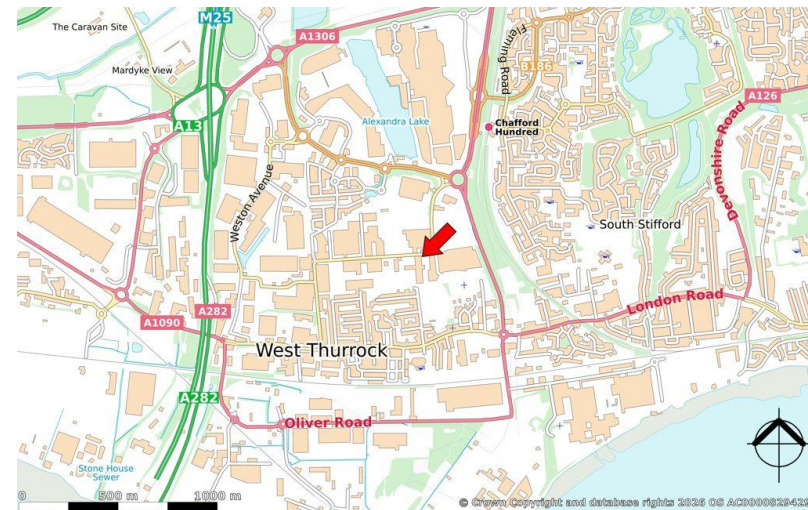
VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC



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