Unit D4

J31 PARK

WEST THURROCK | RM20 3XD

Extensively Refurbished

Modern end of terrace industrial/warehouse unit

10,850 sq ft (1,008 sq m)





- Extensively refurbished
- Eaves height 5.7 metres to include a new roof
- 3 phase power
- Ground and first floor air conditioned offices
- Male and female WCs
- LED lighting throughout

Unit D4

J31 PARK
WEST THURROCK | RM20 3XD

Unit D4, 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.

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 end of terrace industrial / warehouse unit of steel portal frame construction incorporating block walls with brick external elevations and two storey offices, plus male and female WC facilities. Loading is via a full height shutter door to the front.

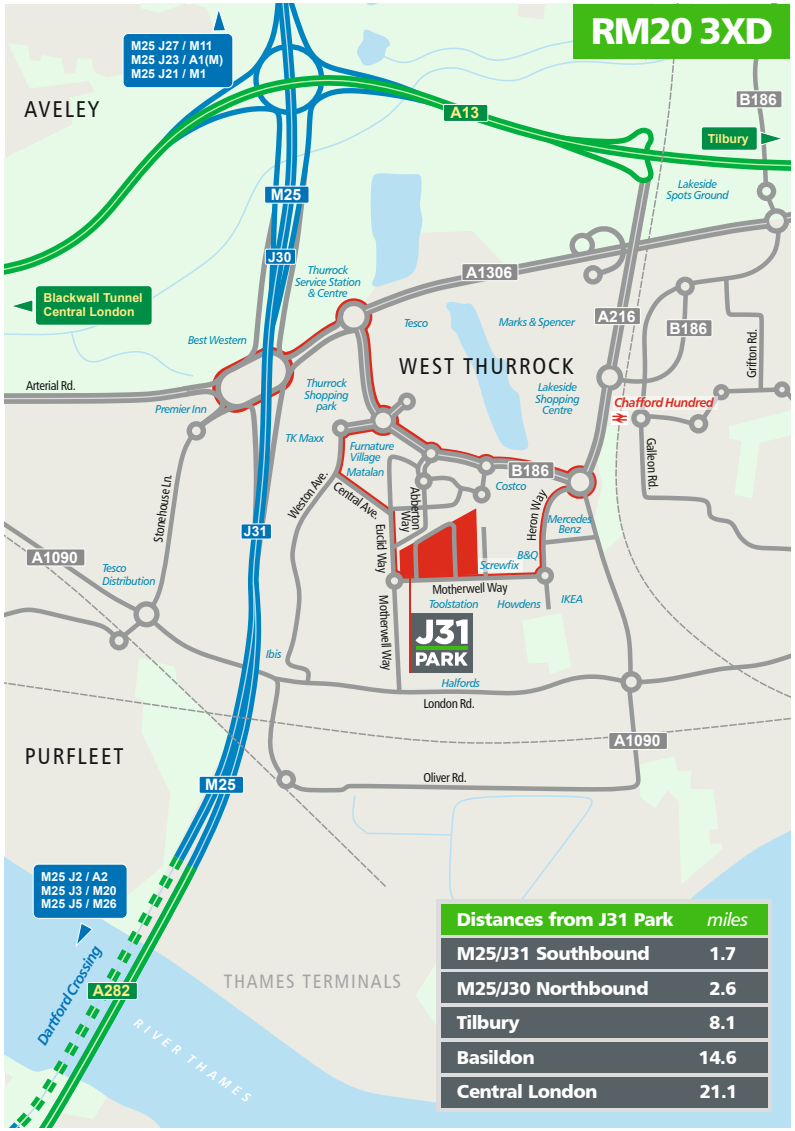
VAT: The landlord has elected to charge VAT on the rent at the prevailing rate.

Business Rates: We are advised that the premises have a Rateable Value of £126,000 as at 1st April 2026. Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652.

EPC: The property has an EPC Rating of B34.

Accommodation: The property has the following approximate GEA:

Warehouse	8,424 sq ft	782.6 sq m
Ground Floor Offices	1,213 sq ft	112.7 sq m
First Floor Offices	1,213 sq ft	112.7 sq m
Overall total	**10,850 sq ft**	**1,008.0 sq m**



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

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