Mileway

Coward Industrial Estate

St Johns Road, Chadwell St Mary, Tilbury RM16 4BF

Warehouse | 3,509 - 10,526 ft^2

- Close proximity to Port of Tilbury
- Single surface level doors
- Roof lights
- External yard areas
- Undergoing refurbishment
- Eaves height 7.7m

Description

The Coward Industrial Estate comprises three terraces of industrial/warehouses, divided into 14 buildings on a near rectangular shaped site with a central spine road and further access road at the rear of the terrace numbered 9-14 leading to the Star Industrial Estate. The properties are mid-terraced units in a block of four and feature steel portal frame with external elevations of insulated profile metal cladding. The landlord is undertaking a refurbishment to provide new WCs, ground floor office and LED lighting.

Location

The industrial estate is located off St Johns Road in the village of Chadwell St Mary located approximately 3 miles to the north of Tilbury Docks and accessed via the A1089 Dock Road and Marshfoot Road. Dock Road connects within 2 miles to the north with the A13 providing swift access to Junction 30/31 of the M25 within approximately 7 miles to the west of the estate.
The estate is located to the east of Grays at Chadwell St Mary and 3 miles to the north of the Port of Tilbury and within 7 miles to the west of the M25 at Junc 30/31. Access to the nearby A13 and Port is via the A1089 Dock Road which connects with Marshfoot Road and Linford Road.
The Port of Tilbury specialises in forestry products, construction material, paper , grain and recyclables and has recently been extended in a £250M investment for a new ferry freight terminal and construction materials processing facility at Tilbury 2.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 3	Warehouse	3,509	Under offer	3,200	A
Unit 6	Warehouse	6,101	Under offer	5,085	A
Unit 9	Warehouse	10,526	Immediately	8,775	C
Total		20,136			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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