

**31 Globe Industrial Estate
Rectory Road, Grays,
Essex, RM17 6ST**



**TO LET, GRAYS ESSEX, INDUSTRIAL/WAREHOUSE UNIT
APPROX. 4,000 SQ.FT. WITH MEZZANINE 2,212 SQ.FT.**



Property: All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis. Ground Floor 4,000 sq.ft. with a WC block in one corner. Eaves height 4.56m. Apex height 6.66m. Electric roller shutter 5.6m wide x 5m high. Head height under mezzanine floor 2.45m. Mezzanine 2,212 sq.ft. including 2 Offices, 179 sq.ft. & 266 sq.ft.

Features:

- On Established Business Estate
- Offering Dedicated Parking
- Suitable For Various Uses
- Some 3 Miles From The A13
- To Let On Flexible Terms



Tenure/Rent: To let by way of a FR&I lease for a number of years to be agreed, at a rent of £53,000pa + VAT. The renewal provisions will be excluded. Our Client landlord has no current intention not to renew the lease when it falls due for renewal.

Business Rates: The current rating assessment shows an adopted rateable value of £47,750, effective from the 1st April 2026. Using the current multiplier, this suggests a liability to Business Rates of approx. £23,875pa. Interested parties will need to satisfy themselves as to the actual liability.

Energy Performance Certificate: A copy of the EPC is available on request. (This has a 'B' rating 26-50 & is valid until August 2033).

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

Viewing: Appointments to view can be arranged via Gerard Biagioni of Dedman Gray Property Consultants on 01702 311 111, or Johnathan Branch of Branch Associates on 01708 860 696.