

## Rivergate House, Oliver Close, West Thurrock, Essex RM20 3EE



Prime yard approx. 1 acre (0.40 ha) with two units and modular office/welfare facilities approx. 5052 sq ft (469.8 sq m)

### TO LET

- Rarely available
- Two detached units
- Approx. 1.5 miles from j30/31 M25
- Office/toilet/shower within front unit
- Modular office/toilet/kitchen facilities
- Approx. 2.5 miles from Chafford Hundred Train Station

Maldon Office | 01621 929568 Thurrock Office | 01708 860696 Mobile | 07775 804842

### Location

Forming part of an established and popular industrial estate fronting Oliver Close, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Lakeside Shopping Centre is situated approx. 1.5 miles away. The property is located between the Certas Fuel Depot and Amazon overflow carpark, prominently located fronting Oliver Close.

### The property

A regular shaped concrete/tarmac surfaced yard with palisade fencing, drainage, security lighting and CCTV. A new entrance is in the process of being installed.

The buildings on site comprise two detached units and modular facilities as follows:

**Front unit** – eaves approx. 5m, 2 electrically operated loading doors, LED lights, with internal office, toilet and shower.

**Rear unit** - eaves approx. 4m, 2 “concertina” loading doors, wall mounted lights.

**Modular** – open plan, two offices, kitchen, ladies/gents toilets. This space is air-conditioned.

**Accommodation** The approximate gross internal floor area is:

<b>Yard</b>	43,560 sq ft (1.0 acre)	4,051 sq m 0.40 ha)
<b>Front unit</b>	1860 sq ft	172.8 sq m
<b>Rear unit</b>	2450 sq ft	227.5 sq m
<b>Modular</b>	742 sq ft	69.0 sq m

Note: the yard area has been calculated by Promap Digital Mapping and should be verified on site in due course.

### Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews.

### Rent

**£275,000** per annum exclusive plus VAT. A service charge is payable for communal expenditure (£491.54 inc VAT per quarter).

### Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

### Energy Performance Certificate

Copy awaited.

### Agent’s Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

### Anti Money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Business Rates

The Rateable Value is £106,000.

### Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

**Contact Johnathan Branch**



Front unit

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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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Yard facing North



Modular office/welfare



Yard facing South



Rear unit

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