

TO LET



**UNIT 1 TRADE CITY | MOTHERWELL WAY | WEST THURROCK
| RM20 3AW**



**C.6,600 SQ FT PROMINENT
ROADSIDE UNIT**

- **PROMINENT CORNER UNIT**
- **MODERN ACCOMMODATION**
- **STRONG TENANT MIX**



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LOCATION

The property is located on Motherwell Way within the well-established Trade City Thurrock development, just off the A126 (Thurrock Way) and close to the Lakeside Shopping Centre and the various retail warehouse schemes. This trade and retail location benefits from excellent road connectivity, with direct access to the A13 and M25 (Junction 30/31), providing convenient linkage to Central London, the Dartford Crossing, and the wider South East.

A number of well established occupiers are located close by including Toolstation, Selco Builders Warehouse, Screwfix, B&Q, Costco and IKEA.

DESCRIPTION

The subject property comprises a modern end of terrace trade counter unit of steel portal frame construction with a clad exterior. The property benefits from a glazed trade counter entrance along with a roller shutter door. The signage is very prominent and therefore visible from Motherwell Way. There is dedicated parking for approximately five cars and the ability to incorporate signage on the front and side elevations of the property.



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TENURE

The property is held by way of a lease contracted within the security of tenure provisions of the Landlord & Tenant Act (1954), expiring 16th February 2027. The current passing rent is £106,000 per annum exclusive.

ACCOMMODATION

The property comprises the following approximate gross internal floor area :

AREA	SQ M	SQ FT
GROUND FLOOR	473.81	5,100
FIRST FLOOR	139.35	1,500
TOTAL	613.16	6,600

USE

Use class B8.

AVAILABILITY

The property is available by way of assignment of the existing lease. A sub lease or a new lease by way of negotiation may be possible, subject to terms.

RATING

We have been advised that the Rateable Value for the property is £74,500 per annum. The UBR multiplier 55.5p is to be adopted, so the rates payable are £41,347.50 per annum. Interested parties are advised to make their own enquiries with the Local Authority to verify these figures.

ENERGY PERFORMANCE

The property has an EPC Rating of A (19). The Energy Performance Certificate (EPC) is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly through prior arrangement with the sole agent, contact details below:

JOE NEWTON / FRED SEABY

M: 07939 887 633 / 07563 134 032

E: joe@cspretail.com / fred@cspretail.com

Misrepresentation Act

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