

Unit I & J Towers Road, Globe Industrial Estate, Grays, RM17 6ST



Refurbished detached unit/offices approx. 23,939 sq ft (2,226.3) with large yard approx. 31,922 sq ft (2,965.6 sq m)

TO LET * Half rent in the 1st year */FOR SALE

- * Newly refurbished
- * Detached
- * Approx 3 miles east M25
- * Approx. 2 miles south of A13
- * 7 roller shutter loading doors
- * Two gates to fully concreted fenced yard
- * Two storey offices
- * Various welfare facilities
- * No Service Charge
- * No BID Levy
- * Alarm/CCTV
- * Immediately available

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

Location

Forming part of a popular Industrial Estate, less than approx. 2 miles from the A13. The unit lies approx. 3 miles east of the M25. Grays c2c Station is only 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

The property

A detached unit comprising steel portal frame construction with internal two storey offices and works offices. Access is via 7 roller shutter loading doors, 6 to the rear and 1 to the front. Sodium/fluorescent lighting and 3-phase power are present. There are two commercial-sized spray booths with extraction/ventilation equipment (not tested).

There are ground and first floor open plan offices, with toilets, kitchen/staff room, I.T and meeting rooms. The offices have carpeting, BT and power points. To the rear of the unit there are additional works offices with welfare facilities.

A comprehensive refurbishment is shortly to be completed.

Externally, there is a full height extension providing further storage.

To the front, side and rear are fully concreted yards with palisade fencing and access gates.

Accommodation The approximate gross internal floor area is:

Unit	21,447 sq ft	1,992.4 sq m
Extension	2,492 sq ft	231.6 sq m
Yard total	31,922 sq ft	2,965.6 sq m

NOTE: The yard area has been calculated via 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. Or freehold for sale with vacant possession.

Figures

£230,000 per annum exclusive. VAT is payable. No service charge or BID Levy payable. **Half rent in the first year subject to status and term.**
Or freehold for sale at offers in the region of **£3.25m**

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating is C55, expiring March 2035.

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.

Business Rates

The Rateable Value is £151,000 (2023), making Rates payable approx. £82,446 (24/25). However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

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.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk



MORE PHOTOGRAPHS OVERLEAF

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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