

TO LET

Mid-Terrace Industrial / Warehouse Unit

2,253 sq. ft. (209 m²)

UNIT 3, THE GLADE BUSINESS CENTRE

Eastern Avenue, West Thurrock, Grays, Essex, RM20 3FH

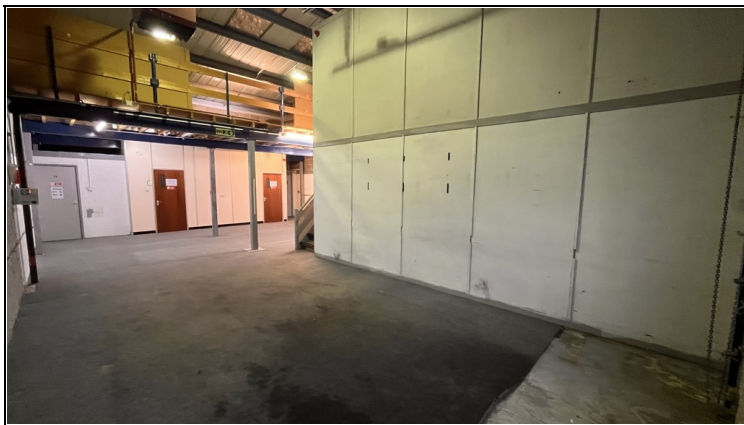
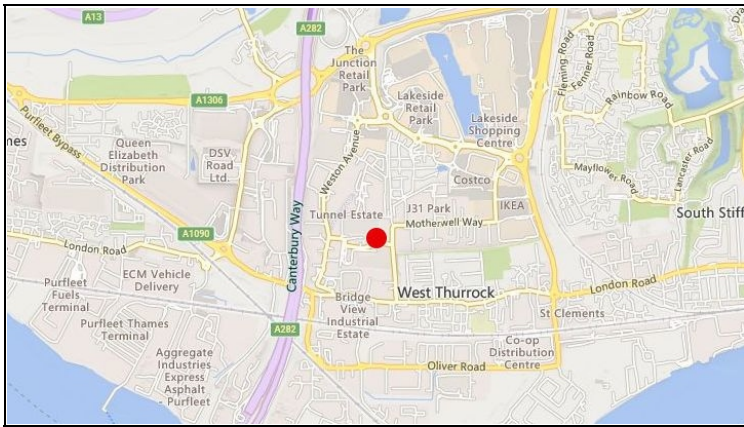


- Full Height Roller Shutter
- Mezzanine Floor
- Gas Heater

- Three Phase Electric
- Ground and First Floor Office
- 5 Parking Spaces

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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LOCATION

West Thurrock is a satellite of London, located approximately 22 miles to the east of its centre. The area is bounded by the A13 trunk road to the north, Grays to the east, the M25 London Orbital Motorway, Dartford river crossing, to the west and the River Thames to the south. Owing to its position, the area benefits from very good access to the national road network.

DESCRIPTION

A mid-terrace industrial unit with mezzanine and offices arranged over two floors. The property includes kitchen and WC facilities, with construction comprising a steel portal frame, brick and blockwork elevations, and a steel profile clad roof. Access is via a low level loading door, alongside a separate personnel entrance. The unit also benefits from a dedicated internet lease line and five allocated parking spaces to the front.

ACCOMMODATION

Warehouse	1,073 sq. ft. (100 m ²)
Ground Floor Office	276 sq. ft. (26 m ²)
First Floor Office	276 sq. ft. (26 m ²)
Mezzanine	627 sq. ft. (58 m ²)
Total	2,253 sq. ft. (209 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of sub-letting. The current lease expires in November 2026. If a longer term is required, there also may be an option a new lease being granted, subject to the simultaneous surrender and grant of a new lease, to a party of acceptable standing to the landlord.

RENT

£32,000 per annum exclusive.

VAT

We have been advised that VAT is payable on the rent and service charge.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £20,250 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £10,104.75.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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