

## Manor Way Industrial Estate, Curzon Drive, Grays, Essex RM17 6BG



Site area approx. 16,337 sq ft (1518.3 sq m) with 2-storey unit and storage approx. 3,279 sq ft (304.9 sq m)

### **TO LET**

- Established industrial location
- 24/7 access
- Self-contained enclosed yard
- Concreted
- Ground floor storage
- First floor office

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

**Location**

Forming part of an established Industrial Estate approx 1.5 miles to the south west of Grays Town Centre. Grays c2c Station is less than a mile away, providing a service to London (Fenchurch Street) in approx. 34 minutes. A link to the A13 is approx 4 miles away. Junctions 30/31 of the M25, being approx.5 miles distant.

**The property**

A concrete yard with gated access occupying a corner position on the estate. There is a detached two-storey unit providing ground floor storage and first floor offices. In addition, there is a small external store.

**Accommodation** The approximate Gross Internal and site areas are as follows:

<b>Accommodation</b>	<b>Sq ft</b>	<b>Sq m</b>
Total site area	16,337	1518.3
Ground floor unit	1,518	141
External store	130	12
First floor offices	1,631	152

**Terms**

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

**Figures**

£79,500pax

**Business rates**

On application.

**Legal costs**

Each party to be responsible for the payment of its own costs.

**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.  
 We have not undertaken a measured survey having relied on floor areas provided by third party.

The area has been calculated via ProMap Digital mapping. Interested parties are advised to satisfy themselves in this respect.

**Energy Performance Certificate (EPC)**

In the process of being prepared.

**Enquiries/viewing**

Please contact joint sole agents:  
 Branch Associates on 01708 860696 or email:  
[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

Kemsley 01268 532425  
[David.sewell@kemsley.com](mailto:David.sewell@kemsley.com)



**MORE PHOTOGRAPHS OVERLEAF**

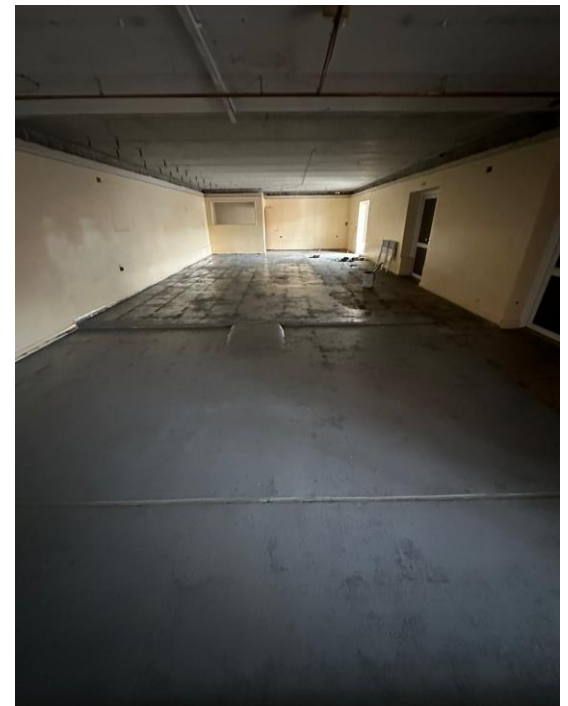
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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

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