



E3 OLIVER CLOSE, WEST THURROCK RM20 3EE

Warehouse / industrial unit

10,555 sq ft

E3 OLIVER CLOSE, WEST THURROCK RM20 3EE



Location

The property is located within two miles of Junctions 30/31 of the M25, therefore serving the A13 to London and the national motorway network.

Oliver Close is in traditional industrial/warehouse area with nearby occupiers including Menzies Transport, Biffa, Amazon and Co –Op.

Description

The building is of portal single span construction, with a single roller shutter door onto a paved yard with palisade fencing and double gates.

The unit has the benefit of integral two storey offices, with the ground floor currently utilised as canteen and changing area, with the first floor and mezzanine floor as open plan offices.

Specification

- 5.5m clear height
 - single level access loading door
 - secure yard of 8,000 sq ft with palisade fencing
 - heating and lighting to warehouse area
 - fully fitted offices with perimeter trunking, heating and A/C
 - male and female WCs
- intruder alarm system

Floor Areas

Warehouse	8,970 sq ft	833 sq m
Ground floor and first floor offices	1,275 sq ft/	118 sq m
Mezzanine offices	310 sq ft	29 sq m
Total	10,555 sq ft	981 sq m

Business Rates

The rateable value for the unit is £69,500.

Energy performance Asset rating

E 104.

Service Charge

A Service Charge is applicable for the maintenance and repair of common areas. New lease by arrangement

Terms

The unit is held on a FR & I lease to expire 27/02/2024 and with a tenants only break option 27/02/2019. New lease by arrangement.

Rent

Passing rent £74,261.75 per annum exclusive.

Viewing

Via the sole agents

Jack Woollard

Tel. +44 (0)20 7333 6312
jwoollard@geraldev.com

David Moule

Tel. +44 (0)20 7333 6231
dmoule@geraldev.com


GERALDEVE
020 7493 3338
geraldev.com

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