

2 Dolphin Point, Dolphin Way, West Thurrock, RM19
1NR



MODERN UNIT WITH OFFICES

LEASE FOR ASSIGNMENT/TO SUB-LET - ONLY
£6.65 per sq ft

Approx 5408 sq ft (503 SQ M)

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

Location

The unit forms part of a recently constructed development close to Junction 31 of the M25, which links with Junction 30 and the A13. Lakeside Shopping Centre and the Dartford River Crossing are both within close proximity

The property

A modern mid terraced unit comprising clear span industrial/warehouse accommodation, together with ground floor welfare facilities and first floor offices. There is also a works office and mezzanine (by separate negotiation).

- Eaves approx 8m
- Sodium lighting
- Electric loading door
- Kitchen
- Gas fired central heating to offices
- Three phase electricity

Car parking is allocated immediately to the front.

Accommodation

The approximate gross internal floor area is as follows:

Ground floor approx.	4,671 sq ft	434 sq m
First floor approx.	737 sq ft	68.5 sq m
Total GIA	5,408 sq ft	503 sq m
Mezzanine	912 sq ft	84.8 sq m

Terms

A full repairing and insuring lease for 7 years from October 2014 at a passing rent of **£36,000pax** plus Vat. The lease is outside the Landlord & Tenant Act and subject to rent review October 2019. A service charge is payable for communal expenditure.

There is the possibility of a new lease for a term to be agreed, further details of which are available on request.

Business rates

The Rateable Value is £36,000, making the Rates Payable, £17,280pa (18/19).

Legal costs

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

EPC

The energy rating for this building is C 70.

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.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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

info@branchassociates.co.uk | www.branchassociates.co.uk

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:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.