

9 Clipper Park, Thurrock Park Way, Tilbury, Essex,
RM18 7HG



MODERN WAREHOUSE/INDUSTRIAL UNIT WITH OFFICE FOR SALE

Approx 2,690 sq ft (250 sq m)

- Eaves approx 5.5m
- All mains services
- Electric Loading Door
- Office plus toilet & shower

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

Location

The unit forms part of the Clipper Park estate, located directly off Thurrock Park Way and A1089 Dock Road.

The main route of access to the unit is via the A1089 which feeds directly into the A13, a short distance to the North. The A13 leads either east to Basildon and Chelmsford or west to Junction 30 and 31 of the M25. Tilbury Town Station provides a service to London (Fenchurch Street) in approx 41 mins.

The property

A mid- terrace warehouse/industrial unit with ground floor office, shower and toilet, constructed in 2006. The unit offers column free space and benefits from on site parking immediately to the front.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross external floor area is:

Ground Floor 2,690 sq ft 250 sq m
(Inc office/trade counter approx 400 sq ft (37 sq m))

Terms

For sale freehold.

Figures

£365,000 plus Vat. The service charge to 31/3/17 is £1,308.09pa.

Business rates

The Rateable Value (2010) is £18,250, making the Rates Payable £9,070pa (16/17).

Legal costs

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

EPC

The EPC rating is C58.

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.

A service charge is payable for maintenance of the common parts, further details of which are available on request.



Enquiries/viewing

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

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