

801 London Road, West Thurrock, RM20 3LH



Detached Unit approx. 3,676 sq ft (341 sq m) &
Offices approx. 1,529 sq ft (142 sq m) with
Yard totaling approx. 22,000 sq ft (2025 sq m)

LEASE FOR ASSIGNMENT/TO SUB-LET

- **CONFIDENTIAL - VIEWING BY PRIOR APPOINTMENT**

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

Location

Forming part of an established industrial estate fronting London Road lying within walking distance to the South of Intu Lakeside. The area is well located for the local and National road network, being only 1.5 miles from the QEII Bridge junction of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The property

A large self-contained yard accommodating a detached unit and offices.

The unit is positioned to the rear and constructed of steel portal frame to a maximum eaves height of approximately 5.7m. The elevations and roof are single-skin metal cladding incorporating translucent panels to the roof. Vehicle access is via a manually operated roller shutter door. Two ancillary units are positioned to the front.

The offices are single storey of rendered elevations beneath a pitched corrugated asbestos roof. This space comprises staff room, ladies/gents toilets and open plan office with separate director's office.

The yard is fully concreted with palisade fencing to 3 boundaries and rendered blockwork to the other.

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

	sq ft	sq m
Unit	3,676	341
Office	1,529	142.1
Total	5,205	484
Total Site	21,776	2025 (Via Promap digital mapping)

Terms

A full repairing and insuring lease expiring 18th October 2026 at a passing rent of £50,000, subject to review May 2019. The lease is available by way of assignment or under-letting.

Figures.

£50,000 pax. **UNDER OFFER**

Legal costs

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

EPC

The EPC Rating of the main site is E106.

Agent's Note

We have been advised that Vat is NOT payable on the rent.

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 note that viewing is strictly by prior appointment

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

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804848**

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

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

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