

1 Thurrock Park Way, Tilbury, Essex, RM18 7HZ



END TERRACE WAREHOUSE WITH YARD TO LET

Approx 6,868 sq ft (630 sq m) plus mezzanine approx. 2,000 sq ft (186 sq m) and Yard approx. 5,700 sq ft (524 sq m)

- Two storey offices & new offices
- Maximum eaves approx 6.7m
- Rear office/kitchen
- Electric roller shutter door

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

Location

The unit forms part of the Thurrock Park Way Estate, located directly off of the A1089 Dock Road and St Andrews Road.

The main route of access to the unit is via the A1089 which feeds directly into the A13, approx 3 miles to the North. Tilbury Town Train Station is close by providing a service to London (Fenchurch Street) in approx. 41 minutes.

The property

An end terrace warehouse with ground/first floor offices and newly fitted offices together with mezzanine. An electric roller shutter provides loading access whereas a pedestrian door leads to a reception area. Ladies/gents toilets are located at ground floor and there is a further office with kitchen at first floor to the rear.

Externally, there is a large private fenced and gated yard.

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

Ground floor warehouse (includes small office & w.c's)	5,047 sq ft	469 sq m
First floor office	354 sq ft	33 sq m
New mezzanine offices/ancillary	1,267 sq ft	118 sq m
Rear office/kitchen	200 sq ft	19 sq m
Total	6,868 sq ft	630 sq m
Mezzanine	2,000 sq ft	186sq m
Yard	5,700 sq ft	524 sq m

Terms

To be let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic rent reviews.

Figures

£60,000 per annum exclusive.

Business rates

We understand that the unit's rateable value (19/20) is £36,000 resulting in a yearly payable figure of £17,676. However interested parties are advised to satisfy themselves in this respect by contacting the Local Authority, Thurrock Borough Council on 01375 390000.

Legal costs

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

EPC

The energy rating for this building is E 117.

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



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