

712 London Road, West Thurrock, RM20 3JT



Trade Warehouse with Large Yard TO LET

Unit approx 992 sq ft (92.26 sq m) &

Yard approx 4,200 sq ft (390.6 sq m)

- Close Lakeside/Chafford Hundred Train Station
- Accessible location
- Electric shutter
- Excellent parking
- New toilet being installed
- Eaves height approx. 4.8 m

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

Location

The property occupies a position set back from London Road and thereafter the A13 at Junctions 30/31 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 detached unit situated behind Trafalgar House, a multi-tenanted three storey office building. The unit is a detached property previously used by our client for retail purposes. Inside, the unit has fluorescent lighting and single-phase power. Additionally, a W.C is to be installed. A concreted and fenced yard offers car parking and additional storage.

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

Unit	992 sq ft	92.26 sq m
External Store	173 sq ft	16.1 sq m
Yard	4,200 sq ft	390.6 sq m



Terms

To be let on a new lease/licence for a flexible term to be agreed.

Figures.

Offers in the region of £24,000 per annum plus VAT, **Including** Business Rates.
Payable monthly in advance by Standing Order.

Legal costs

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

EPC

To be assessed.

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.

The yard area has been measured by Pro-Map digital mapping and should be verified on site in due course.

Enquiries/viewing

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

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