

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



MODERN WAREHOUSE/INDUSTRIAL UNIT FOR SALE/TO LET

Approx 1793 sq ft (166 sq m)

- Eaves approx 5.5m
- All mains services
- Electric Loading 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, 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. Both of these major motorway junctions are located to the West.

The property

A warehouse/industrial unit with shower and toilet, constructed in 2006. The unit offers column free space and benefits from on site parking. There are offices internally.

Accommodation The unit's approximate GROSS

EXTERNAL area is as follows:

Ground Floor	1,793 sq ft	166 sq m
(Offices)	400 sq ft	37 sq m

Terms

For sale freehold or to let on a new lease for a term to be agreed.

Figures

£235,000 or £17,000 pax, plus Vat. A service charge of 5% of the rent is payable for communal expenditure, further details of which are available on request.

A rent deposit of 2 month's rent is payable

Business rates

The Rateable Value (2010) is £12,750, subject to small business rate relief (if applicable).

Legal costs

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

EPC

The EPC rating is in the process of being prepared.

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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