

## Unit 5 Star Industrial Estate, St Johns Road, Chadwell St Mary, Grays, RM16 4AT



Unit approx 2,250 sq ft (210 sq m) with  
Yard approx 2,670 sq ft (250 sq m)  
Suitable for the Motor Trade

**TO LET SHORT TERM**

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

### Location

Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 35 minutes.

### The property

A self-contained unit with small internal office and toilet. The unit was previously fitted out for MOT use and has an eaves height of approx 3.46m and approx 5.45m at the apex. To the front is a private fenced concreted yard.

Vehicles are not able to access the Estate between the hours of 10pm – 6am Monday to Saturday with no access on Sundays or Bank Holidays.

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

Unit approx 2,250 sq ft	210 sq m
Yard approx 2,670 sq ft	250 sq m

### Terms

To be let for a maximum of 12 months incorporating landlord rolling breaks on 3 months notice.

### Figures

**£24,000 pax**

A service charge of 6% of the rent is payable for management, further details of which are available on request.

A rent deposit of 2 months' rent is payable. Vat is payable.

### Legal costs

The ingoing party is to pay a contribution towards the Landlord's costs. (£100 plus Vat for a 1 year lease).

### Agent's Note

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

All terms are quoted exclusive of Vat.



### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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