

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



Yard approx 35,000 sq ft (3,255 sq m)

Unit to be constructed if required

Areas to be checked on site

**TO LET ON FLEXIBLE LEASE**

### 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 selection of industrial/warehouse units. Vehicles are not able to access the site between the hours of 10pm – 6am Monday to Saturday with no access Sundays or Bank Holidays.

### Accommodation

Units 1 & 2	LET
Unit 3	LET
Unit 4	LET
Unit 5	LET
Unit 6	LET
Unit 7	LET
Unit 8	UNDER OFFER
Unit 9	LET
Yard 10	AVAILABLE JULY 2016

**Note: The above areas should be verified on site in due course.**

### Terms

To be let on a flexible lease for up to 24 months. 12 months certain with rolling landlord breaks on 6 months thereafter.

### Figures

**£87,500 pax** for yard. Rent with unit on request.

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 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.

We have not undertaken a measured survey hence interested parties should satisfy themselves of the areas prior to proceeding.



### 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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