

Unit 5, 730 London Road, West Thurrock, RM20 3NL



Unit approx 4,600 sq ft (427 sq m)

Private Yard approx 5,728 sq ft (532 sq m)

TO LET

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

Location

Located on the northern side of London Road less than a mile from the QE2 Bridge via Stonehouse Lane. The A13 is approx. 2 miles distant. Purfleet c2c train station is only approx. 1.4 miles away providing a service to London (Fenchurch Street) in approx. 29 minutes.

The property

A mid-terrace unit of portal frame construction providing an eaves height of approx. 6m. Access is via a surface level roller shutter loading door. Internally, there is a ground floor office, staff room, disabled and gents toilet facilities with offices above.

There is a substantial mezzanine but we are currently awaiting confirmation as to whether this is being removed by the current tenant or is due to remain.

Outside is a 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	4,141 sq ft	384 sq m
1 st floor	460 sq ft	42 sq m
Total	4,600 sq ft	427 sq m
Yard	5,728 sq ft	532 sq m

Terms

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

Figures

£60,000 pax.

A service charge of 6% 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. Subject to satisfactory accounts and references.

Legal costs

The incoming 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.

This new lease is subject to the existing tenant not renewing its lease.

EPC

The EPC rating is D83.

Business Rates

The rateable value is £36,000, making the rates payable £17,280pa (18/19).



Enquiries/viewing

Viewing is strictly by prior appointment only.

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

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