

434 London Road, Grays, Essex, RM20 4DH



A range of industrial/warehouse units from 2,800 sq ft with substantial yards

To be divided to suit

Offices also available

TO LET

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

Location

A self-contained industrial/warehouse complex fronting London Road approximately 2.1 miles from the M25. Chafford Hundred Train Station (London Fenchurch Street approx. 33 mins) is just over 1 mile away. London Road provides a main bus route linking Intu Lakeside with Grays Town Centre.

The property

Comprising approximately 3.3 acres, the site accommodates a range of office and industrial/warehouse units with the benefit of substantial yard areas.

It is our client's intention to divide the premises to suit requirements and replace the redundant properties with new build units, both with generous yard areas.

Standalone offices are also available.

Interested parties are advised to discuss their requirements with the Landlord's agents.

Accommodation

Indicative approximate gross internal floor areas as follows:

Office 1	1250-2500 sq ft	Private parking
Office 2	1100 sq ft	Private parking
Unit A	4-8,000 sq ft	Substantial Yard
Unit B	3400-6,800 sq ft	Large Yard
Unit C	2800-5600 sq ft	Large yard
New build units with yards to suit.		

Combinations of units, offices and yards available to suit.

Terms

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

Figures

Rents according to requirements on application. Monthly in advance. Vat is payable. A two month rent deposit is payable. Management 6% (plus managed security) of yearly rent payable. Utilities, business rates and building insurance payable separately.

Business rates

The business rates will be re-assessed once the premises have been divided.

Legal costs

It is our client's preference to use an in-house agreement. The cost of such is £100 per year of occupation plus Vat.

Should a solicitor drafted lease be required, the ingoing party is to be responsible for the landlord's legal costs in full.

EPC

The EPC ratings are in the process of being prepared.



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.

Enquiries/viewing

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

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