

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



Unit approx 1,500 sq ft (139.3 sq m) with  
Yard approx 3,300 sq ft (306.5 sq m)

**TO LET SHORT TERM**

- Roller shutter loading doors (x2)
- Fenced & concreted private yard

### 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 two roller shutter loading doors providing access. To the front is a private fenced and 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. 1,500 sq ft    139.3 sq m  
Yard approx 3,300 sq ft    306.5 sq m

### Terms

To be let for a maximum of 12 months incorporating landlord break option on 3 months notice.

### Figures

**£12,500 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 cost

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

### Business Rates

The Ratable Value (2017) is £8,800. Under current Small Business Rate Relief, No Business Rates are payable if the conditions are met.

### EPC

In the process of being arranged.

### 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.

The yard area has been calculated via Promap Digital Mapping and should be checked on site in due course.

### 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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