

**19 Thurrock Trade Park, Oliver Road, West Thurrock, Essex,  
RM20 3ED**



**Modern Trade Counter/Warehouse/Industrial Unit**  
**Approx. 2,130 sq ft (198 sq m)**

**TO LET**

- Trade Park location
- Other occupiers include Magnet, PTS & Euro Car Parts
- Excellent access for loading
- Close A13/M25
- Three phase power
- 24 hour communal security

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

**Location**

Forming part of an established trade park located off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Other estate occupiers include Magnet, PTS and Euro Car Parts. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

**The property**

A mid terrace unit of steel portal frame construction providing an eaves height of approximately 6m with elevations of part blockwork and profile cladding.

Internally, the unit provides a reception area with disabled persons toilet leading through to the warehouse/industrial area where a mezzanine has been installed. The unit is accessed via an electrically operated slide over loading door. There is 3-phase power and automatic lights within the unit.

At first floor level is an open plan office being double glazed and fitted with suspended ceiling, wall mounted electric heating and perimeter trunking.

Two car spaces are demised immediately to the front and there is use of communal spaces. 24hr communal security is provided.

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

|                        | <b>sq ft</b> | <b>sq m</b> |
|------------------------|--------------|-------------|
| Ground floor unit      | 1,537        | 142.9       |
| Ground floor reception | 293          | 27.2        |
| First floor office     | 300          | 28.0        |
| <b>Total</b>           | <b>2,130</b> | <b>198</b>  |
| Mezzanine              | 1,163        | 108         |

**Terms**

Held by way a full repairing and insuring lease for 5 years, expiring 22<sup>nd</sup> November 2022. The lease is available for assignment.

**Figures.**

**£26,500** per annum exclusive plus VAT, payable quarterly in advance. A service charge is payable for communal expenditure, further details of which are available on request.

**Legal costs**

Each party is to be responsible for the payment of their own legal costs.

**EPC**

Awaiting assessment.

**Business Rates**

The Ratable Value (2017) is £17,250, making Rates Payable £8,607pa (20/21).

**Agent's Note**

All figures are quoted exclusive of VAT (if applicable) 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 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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