

Unit B2 Sartoria Business Park, 730 London Road, West Thurrock, RM20 3NL



Unit with Mezzanine approx. 9,466 sq ft (880.3 sq m)
and Private Yard approx. 5,218 sq ft (485.2 sq m)

TO LET - RENT INCENTIVE

- End terrace
- Offices/kitchen/toilets
- Two surface level loading doors
- One door at 1st floor mezzanine level
- Apex height from mezzanine approx. 5.4m

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

An end-terrace unit comprising office, toilet and kitchen to the ground floor and open plan warehouse/industrial area with two loading doors. There is a mezzanine level with vehicle access at 1st floor via a loading ramp.

Outside is a private fenced concreted yard with two gates.

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

Ground floor unit	4518 sq ft	419.9 sq m
Office/ancillary	728 sq ft	67.6 sq m
Mezzanine	4220 sq ft	392.2 sq m
Yard	5219 sq ft	485 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

Year 1	£80,000pax
Year 2	£85,000pax
Year 3	£90,000pax

A service charge of 6% of the rent is payable for management costs.

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).

EPC

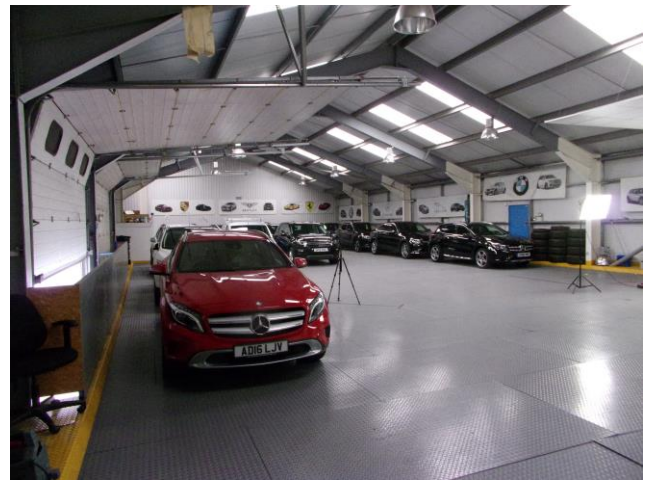
The EPC rating is D90.

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.
These particulars are awaiting our client's approval.

Business Rates

On application.



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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