

Unit 53a, Globe Industrial Estate, Towers Road, Grays, RM17 6ST



End-terrace Warehouse/Industrial Unit

TO LET

Approx. 3,520 sq ft (327.3 sq m)

- First floor office
- Electric roller shutter loading door
- Eaves height approx. 4m. Apex approx. 7.3m
- Shared yard

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

Location

Forming part of a popular trading estate, less than 3 miles from the A13. Grays c2c Station is only 1.6 miles away, providing a service to London Fenchurch Street in approx. 37 minutes. Tilbury Port is approx. 3.2 miles distant.

The property

An end-terrace unit comprising steel portal frame construction with metal profile cladding and brick/block elevations. Access is via an electric roller shutter loading door and pedestrian door, both to the front.

A reception and toilet are located at ground floor level. Directly above, a first-floor office with double-glazed windows is present. To the rear is the main column free unit with a small mezzanine to the rear.

The eaves height is approximately 4.1m, rising to an apex height of approximately 7.3m.

Fronting the unit is a shared, fully concreted yard area with palisade fencing and double gates. There is CCTV and security lighting fitted to the unit (untested).

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

Unit	2,929 sq ft	272.2 sq m
Reception	295 sq ft	27.4 sq m
First Floor Office	295 sq ft	27.5 sq m
TOTAL	3,520 sq ft	327.3 sq m
Mezzanine	265 sq ft	24.7 sq m

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed.

Figures

£40,000 per annum exclusive. VAT is payable.

A 2 month rent deposit will be payable, subject to financial status. Building insurance, utilities and 6% of the rent is payable as a service charge.

Business rates

The Rateable Value (2017) is £21,750, making the Rates Payable (21/22), £10,657.50pa.

Legal Costs

The Tenant is to be responsible for the payment of the Landlord's legal costs in the sum of £100 + VAT for each year of the lease. E.g. 3 years = £300+VAT.

Energy Performance Certificate

Awaiting assessment.

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 figures are exclusive of VAT.

These particulars are awaiting client approval.

Enquiries/viewing

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



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