

## 17-19 Capstan Centre, Thurrock Park Way, Tilbury, RM18 7HH



### THREE WAREHOUSE/INDUSTRIAL/OFFICE UNITS TO LET

Approx. 1,400/2,600 & 2,755 sq ft (130/241.5 & 255.9 sq m)

- Available separately or combined
- Private parking per unit
- Loading doors
- Close to Tilbury Docks/A13

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

### Location

The units form part of the Thurrock Park Way Estate, located directly off of the A1089 Dock Road and St Andrews Road.

The main route of access to the units is via the A1089 which feeds directly into the A13, a short distance to the North. Tilbury Town Train Station provides a service to London (Fenchurch Street) in approximately 41 minutes.

### The property

Unit 17 comprises ground and first floor offices in good decorative order. A suspended ceiling with LED lighting, electric wall-mounted heating and double glazing is fitted. The office furniture is available by separate negotiation. Ladies/gents toilets and a kitchen/staff room are located to the rear at ground level. Access is via a pedestrian door to the front of the unit.

N.B – Unit 17 can be adapted to provide clear span, full height space if required, subject to further discussion.

Unit 18 features an electric roller shutter loading door to the front, revealing a clear span unit. Fluorescent lighting and windows to rear of 1<sup>st</sup> floor are fitted. The eaves is approximately 5.6m rising to an apex height of 6.3m.

Unit 19 is accessed via either a pedestrian or manual slide over loading door. An office is constructed to the front of the unit, with toilets, kitchen and a small store to the rear. A mezzanine is fitted at 1<sup>st</sup> floor level, providing additional storage space.

Externally, there is private parking and a loading area.

**Accommodation** The unit's approximate GROSS EXTERNAL area is as follows:

	SQ FT	SQ M	
Unit 17	2,755	255.9	
Unit 18	1,400	130	<b>UNDER OFFER</b>
Unit 19	2,600	241.5	

**N.B – The units are available separately or combined.**

### Terms

The units are to be let on new, full repairing and insuring leases for a term to be agreed, incorporating periodic upward only rent reviews.

### Figures

Unit 17	£34,500 pax	
Unit 18	£16,750 pax	<b>UNDER OFFER</b>
Unit 19	£23,000 pax	

VAT is payable. A service charge is payable for communal expenditure being approximately £350 plus Vat per unit.

### Business rates

The Rateable Value for Units 17, 18 and 19 is £42,750 (2017). The units are to be separately assessed in due course.

### Legal costs

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

### EPC

The EPC rating for Units 17, 18 and 19 as a whole is D89.

### Agent's Note

All figures quoted are 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)



Unit 17

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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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