



**TO LET | UNIT D7**

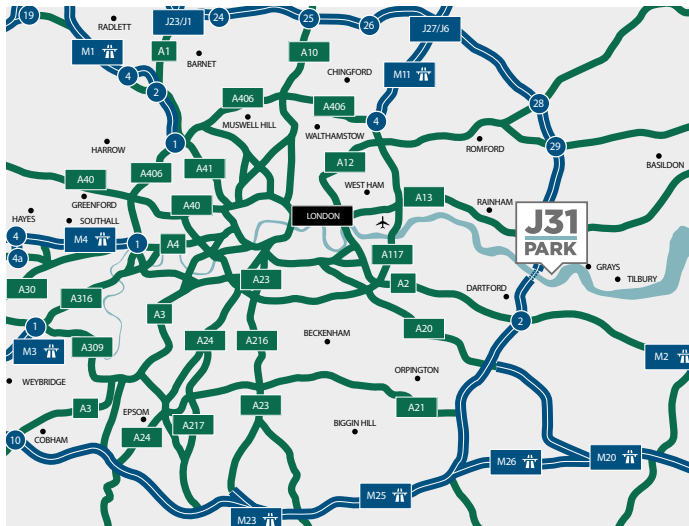
**COMPREHENSIVELY REFURBISHED  
INDUSTRIAL/WAREHOUSE UNIT**

**12,339 sq ft** (1,146.3 sq m)

**J31PARK.CO.UK**

**J31**  
**PARK**

**WEST THURROCK | RM20 3XD**



**MOTHERWELL WAY | WEST THURROCK | RM20 3XD**

### Driving Distances

| Location             | Miles | Mins |
|----------------------|-------|------|
| M25 J31 (southbound) | 1.7   | 6    |
| M25 J30 (northbound) | 2.6   | 6    |
| Tilbury              | 8.1   | 19   |
| Basildon             | 14.6  | 31   |
| Central London       | 21.1  | 41   |

### Location

The property is situated on the established J31 Park, Motherwell Way, West Thurrock within 1.5 miles of the M25. Lakeside shopping centre is located just to the south of the property with nearby occupiers including IKEA, B&Q and Screwfix.

### Description

The property comprises terraced warehouse/industrial unit of steel portal frame construction with external elevations in brick and profile metal sheeting. The unit benefits from two storey offices and parking to the front.

### Accommodation

| Floor        | sq ft         | sq m           |
|--------------|---------------|----------------|
| Ground floor | 11,524        | 1,070.6        |
| First floor  | 815           | 75.7           |
| <b>Total</b> | <b>12,339</b> | <b>1,146.3</b> |

### Specification

- Fully refurbished to include new roof with solar PV
- Significantly discounted electricity will be provided to the tenant
- Two electrically operated roller shutter doors
- Internal height of 5.7 metres
- LED lighting to warehouse
- Epoxy coating to warehouse floor
- Redecorated, recarpeted offices with heating / cooling and LED lighting.

### Terms

The premises are available to let on a new Full Repairing and insuring lease for a term to be agreed.

### Rent

On application.

### Energy Performance Certificate

The unit is A Rated.

### VAT

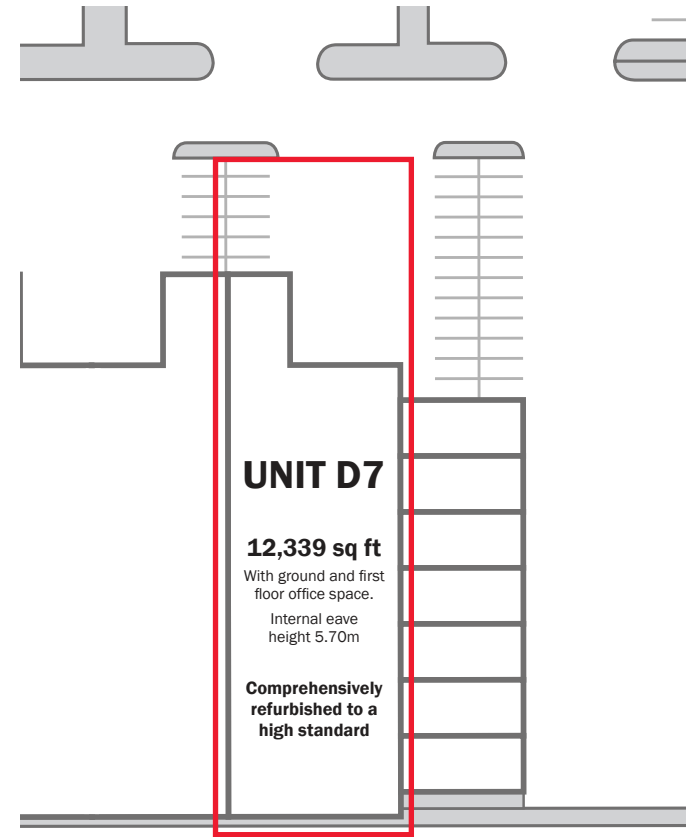
The landlord has elected to charge VAT on the rent.

### Rateable Value

Applicants are advised to verify the current assessment by contacting Thurrock Council on 01375 652652.

### Service Charge

A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details available on request.



## UNIT D7

**12,339 sq ft**

With ground and first floor office space.

Internal eave height 5.70m

**Comprehensively refurbished to a high standard**

### Viewing and further information



#### DANIEL WINK

T: 01268 540 771  
M: 07717 545 532  
E: d.wink@glenny.co.uk



#### TOM BOOKER

T: 01322 285 588  
M: 07584 237 141  
E: tom.booker@altusgroup.com

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. December 2020.