

Units 1, 3 and Yard 4 Star Industrial Estate, St Johns Road, Chadwell St Mary, Grays, RM16 4AT



Units approx. 7,000 sq ft (654 sq m) with
Yard approx. 26,650 sq ft (2478 sq m)

TO LET

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

Location

Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 35 minutes.

The property

Two basic units opening onto a large concreted, palisade fenced and gated yard. Unit 1 comprises a portal frame with loading door to the front. The eaves height is approx. 3.8m rising to approx. 5.3m at the apex. Basic offices and toilet facilities are inside. There is a substantial fenced and gated concrete yard to the front and side.

Vehicles are not able to access the Estate between the hours of 10pm – 6am Monday to Saturday with no access at all on Sundays or Bank Holidays.

Accommodation The approximate gross internal floor area is:

Unit 1	4,169 sq ft	387.7 sq m
Unit 3	2,868 sq ft	266.7
Yard	26,656 sq ft	2478 sq m

Terms

To be let on a new 3 year lease, outside the renewal provisions of the Landlord and Tenant Act with Landlord break options on 6 month's notice.

Figures

£120,000 pax

A service charge of 6% of the rent is payable for communal expenditure/management, further details of which are available on request.

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 in-house costs (£100 plus Vat for a 1 year lease).

Timing

Available immediately.

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.



Enquiries/viewing

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

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