

29/29a Globe Industrial Estate, Towers Road, Grays, RM17 6ST



Mid-terrace Unit with Offices & Front/Rear yards
Approx. 6,850 sq ft (636.7 sq m)

TO LET

- Two offices
- Works/office toilets
- Apex height approx. 4.35m
- Loading door to front & rear
- Enclosed yards

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

Location

Forming part of a popular Industrial Estate, less than 3 miles from the A13. Grays c2c Station is only 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

The property

A mid-terrace unit with two internal offices and yard to front and rear.

Constructed of steel portal frame and brickwork elevations to an eaves height of approximately 3.44m rising to approximately 4.35m at the apex. The roof is shallow pitch corrugated asbestos with translucent roof lights.

There are loading doors to the front and the rear. The unit sits within a palisade fenced and gated yard.

Accommodation

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

Unit	6,230 sq ft	579.3 sq m
Offices/ancillary	620 sq ft	57.6 sq m
Total	6,850 sq ft	636.7 sq m

Terms

To be let on a new, full repairing and insuring lease for 6 years with mutual option to break/rent review on the 3rd anniversary.

Figures

£68,500 pax.

A rent deposit will be payable, further details upon request. Building insurance and utilities are payable in addition.

Business rates

The Ratable Value (2017) of unit 29 is £25,750 and £17,000 in respect of unit 29a, resulting in a Rates Payable of £20,947.50 (20/21).

Legal Costs

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

Energy Performance Certificate

Awaiting assessment.



Agent's Note

None of the amenities or fixtures and fittings have been tested.

All figures are exclusive of VAT.

The incoming tenant is required to provide 3 years accounts.

These particulars are awaiting our client's approval.

Enquiries/viewings

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

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