

Unit 24a, Globe Industrial Estate, Towers Road, Grays, RM17 6ST



Mid-terrace Warehouse/Industrial Unit with Mezzanine

TO LET

Approx 3,880 sq ft (360.6 sq m)

- Recently refurbished
- Manual roller shutter loading door
- 3-phase power
- Private forecourt
- LED lights

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 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is 2.5 miles distant.

The property

A mid-terrace unit comprising concrete portal frame construction with rendered elevations. Access is via manual roller shutter loading door and pedestrian door, both to the front. There is new LED lighting and 3-phase power.

A substantial mezzanine is fitted, providing access to an office and additional storage space at first floor level.

Fronting the unit is a forecourt providing parking/loading space.

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

Unit	2,324 sq ft	216 sq m
Mezzanine	1,556 sq ft	144.6 sq m
Total	3,880 sq ft	360.6 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

£39,000 pax. VAT is NOT payable.

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

Business rates

The unit is currently assessed with the adjacent unit and will be re-assessed in due course. Further details on application.

Legal Costs

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

Agent's Note

The ingoing tenant is required to provide 3 years accounts.

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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