

1 Thurrock Park Way, Tilbury, Essex, RM18 7HZ



## END TERRACE WAREHOUSE WITH YARD TO LET/FOR SALE

Approx 5,451 sq ft (506.6 sq m) with Yard approx. 5,700 sq ft (524 sq m)

- Two storey refurbished offices / kitchen / toilets
- Eaves approx.. 6.0m
- Fenced and Gated yard
- Electric roller shutter door
- LED lights
- Weighbridge

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

### Location

The unit forms 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 unit is via the A1089 which feeds directly into the A13, approx 3 miles to the North. Tilbury Town Train Station is close by providing a service to London (Fenchurch Street) in approx. 41 minutes.

### The property

An end-terrace warehouse with ground/first floor offices, toilet and kitchen facilities within a private fenced and gated yard.

The unit has been re-roofed and partly re-clad following a fire, including new steels to part. It provides column free space to an eaves height of approx. 6.0m. An electrically operated roller shutter provides loading access and opens onto a weighbridge within the yard.

The ground floor ancillary provides a reception office, ladies/gents toilets and kitchen. The first floor, accessed via a staircase to the rear provides two offices.

Externally, there is a large private fenced and gated yard to the front and area to the side and rear.

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

Ground floor	5,078 sq ft	472.0 sq m
First floor	372 sq ft	34.6 sq m
<b>Total</b>	<b>5,451 sq ft</b>	<b>506.6 sq m</b>
Yard	5,700 sq ft	524.0 sq m

### Terms

Freehold with vacant possession.  
OR

To let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews. A rent deposit is payable, subject to accounts and references. All other outgoings are payable in addition.

### Figures

**Offers in the region of £1.2m** are sought for the vacant freehold.

**OR**  
**£75,000 per annum exclusive.**

### Business rates

We note that the Rateable Value (2023) was £49,750 but, is listed online as not available.

### Legal costs

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

### EPC

In the process of being reassessed.

### 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 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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

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