

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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**TO LET**

**INDUSTRIAL/WAREHOUSE – 5,465 SQ FT (507.7 SQ M)**

**Unit 4, Castle Park West, 730 London Road, Grays, Essex, RM20 3NL**

**DESCRIPTION**

The property comprises a corner industrial building with ground floor offices of steel portal frame construction with external elevations of metal cladding and brickwork underneath a pitched roof. An external yard is provided with gated entrance and steel palisade fencing.

**LOCATION**

Castle Park, West Thurrock benefits from excellent transport connections, with close proximity to the M25 and Dartford Crossing. The location also offers easy rail access to Central London, with Purfleet station providing a quick 29-minute journey to Fenchurch Street.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	4,757	441.93
Ground Floor Offices	708	65.77
<b>TOTAL</b>	<b>5,465</b>	<b>507.70</b>

**AMENITIES**

- 5m eaves height
- 2 roller shutter loading doors
- Ground floor office
- Concrete surfaced secure yard
- To be refurbished
- Kitchenette

**RENT**

On application

**RATES**

Interested parties are advised to make their own enquiries with the local authority.

**SERVICE CHARGE**

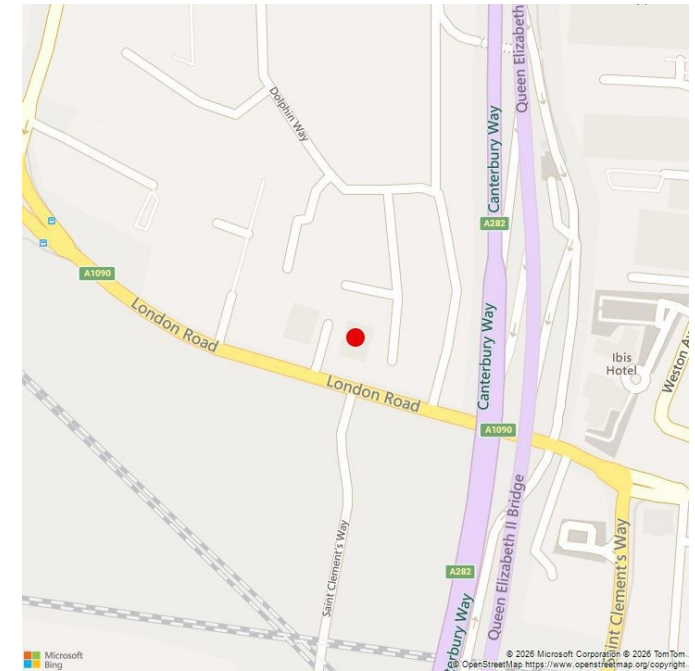
A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 01322 285588**

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