

**Unit 62A, Thames Industrial Park  
Princess Margaret Road,  
East Tilbury,  
Tilbury, RM18 8RH**



**TO LET, EAST TILBURY ESSEX  
INDUSTRIAL UNIT WITH OFFICES 1,700 SQ. FT. & PARKING**



- 1,700 Sq.Ft. Overall
- OFFER – 3 Months Half Rent
- 3 Phase Power
- WC & Kitchenette
- Parking To The Front
- Excellent Transport Links
- 3 Year FRI Lease

**Accommodation:**

Situated on an established industrial estate being within walking distance of East Tilbury Railway Station. Comprising 1,700 sq.ft. of Industrial space with WC & kitchenette.



**Terms:**

A new 3 year fully repairing and insuring lease will be made available at a commencing rent of £22,400 plus VAT per annum. Service charge & Building Insurance are applicable and further details available upon request.

**Business Rates:**

Interested parties are advised to seek verification from Thurrock Borough Council on 01375 652 960.

**Energy Performance Certificate:**

A full copy of the EPC has been requested and will be available shortly.

**Legal Fees:**

Each party is to be responsible for their legal fees.

**Viewing:**

By prior appointment with Dedman Gray Commercial on 01702 311111.

**Rent:** £1,700. per month plus VAT.