

Unit 30c Thames Industrial Park, Princess Margaret Road, East Tilbury, Essex RM18 8RH



Mid-terrace industrial/warehouse unit with office approx.
1,221 sq ft (113.4 sq m)

TO LET

- 2 car spaces (additional space behind vehicles)
- 3-phase power
- Carpeted office
- Unisex toilet
- 4m height
- Security patrols with gated access out of hours

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

Location

A semi-rural location benefitting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 45 minutes. The A13 is only 3.4 miles to the north. The area will be substantially enhanced once the proposed Lower Thames Crossing is constructed.

There is a parade of shops directly opposite the Estate containing a Coop, and various neighborhood shops.

The property

A mid-terrace industrial/warehouse unit of brickwork and blockwork rendered elevations providing a maximum height of approximately 4m. The roof is shallow-pitched and has natural lighting via translucent lights.

A hinged metal loading door (2.5m wide x 3.0m tall) provides loading access. The unit provides a ground floor unisex toilet, office and has 3-phase power and low energy lighting.

2 car spaces are allocated immediately to the front.

Accommodation

Unit 30c 1,221 sq ft 113.4 sq m

Terms

To be let on a new 3-year full repairing and insuring lease at **£18,315 pax**. Utilities, service charge and building insurance are payable, further details on request. VAT is payable.

References/Accounts

Accounts and references are required. A rent deposit will be payable.

Business rates

The Rateable Value (2023) is £12,000. If the ingoing tenant qualifies for Small Business Rate Relief, no rates are payable. However, interested parties are advised to satisfy themselves in this respect.

Legal costs

Each party is to be responsible for the payment of their own legal costs (if applicable).

EPC

The EPC rating is D77, expiring June 2026.

Agent's Note

All figures quoted are exclusive of VAT.

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 / 07775 804842 or email: jb@branchassociates.co.uk



Note: Photo of neighboring unit.

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