

Unit 7 Star Industrial Estate, St Johns Road, Chadwell St Mary, Grays RM16 4AT



Original photograph

Unit approx. 2,016 sq ft (187.5 sq m)

TO LET

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

Location

Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 35 minutes.

The property

The unit has its own loading door being of steel frame construction to an eaves height of approx. 5m. The elevations and roof are metal clad.

Modular offices and toilets are available.

Please note that vehicles are not able to access the Estate between the hours of 10pm – 6am Monday to Saturday with no access on Sundays or Bank Holidays. Working hours are 7am to 7pm weekdays and 7.30 to 4.30pm Saturdays.

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

Unit 7 2,016 sq ft 187.4 sq m

Terms

To be let on a new lease for a term to be agreed including periodic upward only rent reviews.

Figures

Unit 7 £25,000pax plus VAT.

A service charge of 6% of the rent is payable for management, further details of which are available on request.

Subject to satisfactory accounts, a rent deposit of 2 months' rent is payable.

Legal costs

The ingoing party is to pay the Landlord's legal costs for the preparation on an in-house tenancy in the sum of £100 plus VAT for each year.

Business Rates

The units are to be re-assessed. Interested parties are advised to visit:

[Find and check your business rates valuation - GOV.UK \(www.gov.uk\)](https://www.gov.uk) to make their own enquiries on current assessments.

Energy Performance Certificate (EPC)

The EPC rating is D85, expiring July 2031.

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 terms are quoted exclusive of VAT.

These particulars are awaiting our client's approval.



Original photograph

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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

info@branchassociates.co.uk | www.branchassociates.co.uk

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

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