

## Plots 1 & 3 Thurrock Wharf, Oliver Close, West Thurrock, Essex RM20 3EE



Concreted yards 21,136 sq ft (1964 sq m) &  
21,305 sq ft (1980 sq m)

AVAILABLE SEPRATELY OR COMBINED

**TO LET \*ONLY 1 PLOT REMAINING\***

- 1.5 miles from j30/31 M25
- 2.5 miles from Chafford Hundred Train Station
- Modular office/welfare facilities available
- Regular shape
- Power & water available

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

**Location**

Forming part of an established substantial industrial area off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Nearby occupiers include Amazon, The Coop and Tarmac. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

**The property**

Two largely regular shaped concreted yards with shared access directly off Oliver Close. They can be fenced and gated to suit and are available immediately.

Modular office/welfare facilities can be provided if required.

**Accommodation** The approximate gross internal floor area is:

Yard	Sq ft	Sq m	Acre	Hectare
<b>Plot 3 UNDER OFFER</b>	<b>21305</b>	<b>1980</b>	<b>0.489</b>	<b>0.197</b>
Plot 1	21136	1964	0.485	0.196
Total	42441	3947	0.97	0.39

**Tenure**

To be let for a flexible term to be agreed up to 5 years.

**Figures**

**£5 per sq ft per annum exclusive**

A rent deposit of two month's rent (subject to accounts) is payable, as is a service charge (6% of the yearly rent). Utilities, insurance and business rates are payable monthly in advance with the rent. VAT is payable on the rent. The rent is subject to 2% pa compounding increase.

**Legal costs**

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£100 plus VAT per year of the lease).

**Energy Performance Certificate**

Not applicable.

**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.

The site area has been measured with the aid of Promap digital mapping and should be verified on site in due course.

These particulars are awaiting our client's approval.

**Anti money Laundering Regulations**

All tenants/buyers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

**Enquiries/viewing**

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696/ 07775 804842 or

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

**Contact Johnathan Branch**



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