



## VARIOUS COMMERCIAL UNITS APPROX. 933 - 938 SQ FT TO LET IN WEST THURROCK

Rent: £12,510 - £25,020 Per  
Annum

Thurrock Business Centre  
Breach Road  
West Thurrock  
Essex  
RM20 3NR

- Close to junction 30 of M25
- Roller shutter/concertina loading doors
- Loading/parking to front
- All mains services
- LED lights
- WC Facilities

# THURROCK BUSINESS CENTRE, BREACH ROAD, WEST THURROCK, ESSEX, RM20 3NR

## Location

Thurrock business Centre is located on Breach Road accessed directly off London Road a short distance from Junction 30 of the M25 intersection.

## The Property

Thurrock Business Centre offers fully refurbished warehouse units with approximately 3.5 m eaves height. The units are equipped with all mains services, WC facilities and LED strip lighting. Access is via an electric roller shutter door and a personnel door with internal security shutter. A small office area is also included. The units are of steel portal frame construction with metal profile clad elevations.

## Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 6	933	86.68
Unit 7	933	86.68
Unit 17	938	87.14
<b>TOTAL</b>	<b>938</b>	<b>87.14</b>

## Terms

Available on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic rent reviews.

## Figures

Unit 6 £25,020 pax  
Unit 7 £25,020 pax  
Unit 17 £24,600

\*OPTION 1 - Half rent in 1st year

Unit 6 £12,510 Year 1  
Unit 7 £12,510 Year 1  
Unit 17 £12,300 Year 1

\*OPTION 2 - 3 months free & 6 months at half rent

Unit 6 £12,510 Year 1  
Unit 7 £12,510 Year 1  
Unit 17 £12,300 Year 1

\*Options 1 & 2 assume a minimum 5-year lease with 3-year rent review. Alternatively, no review and 3%pa indexation is available. Leases shorter than 3 years may be considered at full rent.

## Costs

All other outgoings payable in addition such as utilities, building insurance, business rates (if applicable) and service charge,

## VAT

VAT is payable in addition.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

Available on request.

## References/Accounts

A rent deposit is payable, subject to accounts/references.

## Business Rates

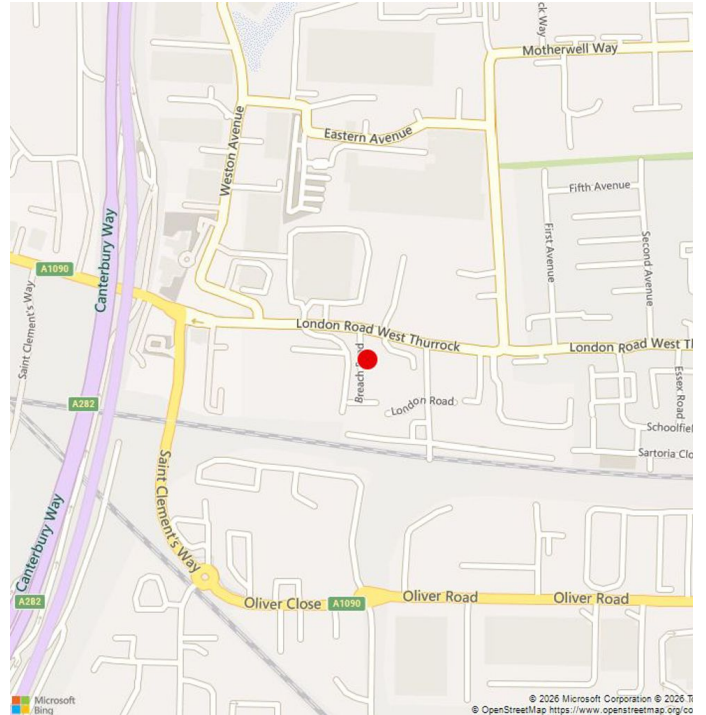
Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

## Agents 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 floro areas have been provided by our client and should be verified by interested parties on site in due course.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:  
[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



Maldon Office | 01621 855725      Thurrock Office | 01708 860696

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