



## WAREHOUSE/INDUSTRIAL UNIT WITH YARD/PARKING APPROX. 2,299 SQ FT (213.6 SQ M)

Rent: £25,000 Per Annum

Unit 39a  
Globe Industrial Estate  
Rectory Road  
Grays  
Essex  
RM17 6ST

- Parking to front
- Electric roller shutter loading door
- Maximum height approx. 3.3m
- Kitchenette and toilet

# UNIT 39A, GLOBE INDUSTRIAL ESTATE, RECTORY ROAD, GRAYS, ESSEX, RM17 6ST

## Location

Forming part of a popular trading estate, less than 3 miles from the A13. Grays c2c Station is only 1.6 miles away, providing a service to London (Fenchurch Street) in approx. 37 minutes. Tilbury Port is approx. 3.2 miles distant.

## The Property

A mid-terrace single storey unit with small side extension comprising steel and concrete frame construction with blockwork elevations internally and rendered elevations to front. The eaves height is approximately 2.1m rising to a maximum height of approximately 3.3m. Internally, there is fluorescent lighting, a kitchenette and toilet. Access is via an electric roller shutter to front, opening out onto a concreted yard area.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	2,299	213.58
Yard	1,277	118.63
<b>TOTAL</b>	<b>3,576</b>	<b>332.21</b>

## Terms

To be let on a new, full repairing and insuring lease for a term to be agreed. Incorporating periodic upwards only rent reviews.

## Figures

£25,000 per annum exclusive.

## Costs

All other outgoings payable in addition. Subject to satisfactory accounts/credit check, a rent deposit of two month's rent is payable, as is a management charge (6% of the rent).

## VAT

VAT is payable.

## Legal Costs

The ingoing tenant will be responsible for a reasonable proportion of the Landlord's legal costs.

## Energy Performance Certificate (EPC)

The EPC rating is E102.

## Business Rates

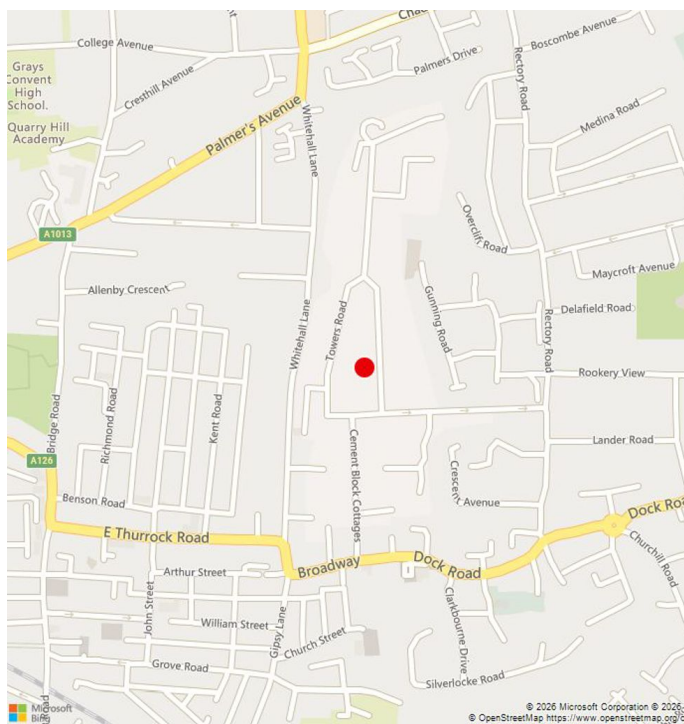
The Rateable Value is £22,250 (2023), making Rates Payable approximately £11,102.75. However, interested parties are advised to satisfy themselves fully in this respect.

## Agents Note

No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested. All figures are exclusive of VAT. These particulars are awaiting client approval.

## Enquiries/Viewing

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



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