



CORNER UNIT APPROX. 4000 SQ FT (372 SQ M) WITH MEZZANINE APPROX. 2212 SQ FT (205.7 SQ M)

Unit 31
Globe Industrial Estate
Rectory Road
Grays
Essex
RM17 6ST

- Front yard/side compound/side parking
- Electric roller shutter
- LED lighting
- Portal frame approx. 4m eaves
- Fenced and gated perimeter

UNIT 31, 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 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

The Property

Occupying a prominent corner position and set within a fenced and gated site.

The unit offers clear span space with an eaves height of approx. 4m, accessed via a full height electric roller shutter loading door. To the rear is a recently constructed mezzanine with two partly finished offices, the remainder being open plan. This accommodation can be adapted or removed to suit. There are toilet facilities to ground floor.

The unit is provided with 3-phase power and LED lighting.

Externally, there is a yard to the front, small side compound and further parking to the side.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	4,000	371.6
Mezzanine	2,212	205.49
TOTAL	6,212	577.09

Terms

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

Figures

£53000 plus VAT

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating of this unit is B47 expiring August 2033.

Business Rates

The Rateable Value (2026) is £47750, making the Rates Payable approx £23,827.25pa(25/26) but interested parties are advised to satisfy themselves in this respect.

Agents Note

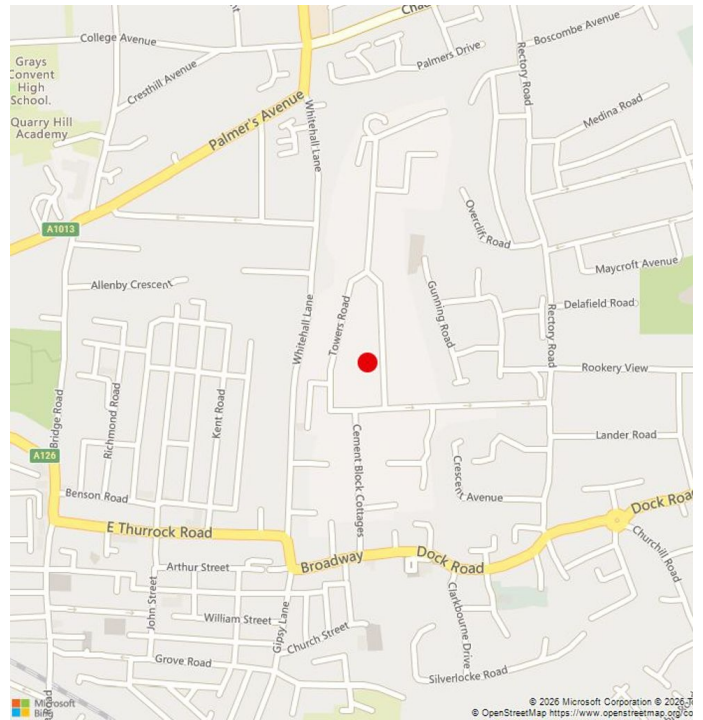
All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

ib@branchassociates.co.uk

Or our joint agent Gerard Biagioni on 01702 311037 or via email gerard@dedmangray.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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