



**TWO YARDS APPROX. 29,664 SQ FT (2756 SQM) & 40,125 SQ FT (3729 SQM) WITH UNIT APPROX. 4700 SQ FT**

**Rent: £160,518 - £380,518 Per Annum**

19/23  
Thurrock Open Storage Park  
Oliver Road  
Grays  
Essex  
RM20 3EE

- Available separately or combined
- Leases for assignment/sub-let
- Modular office & toilets
- 3-phase power to unit
- Hard surface
- Palisade fencing & gates

## 19/23, THURROCK OPEN STORAGE PARK, OLIVER ROAD, GRAYS, ESSEX, RM20 3EE

### Location

Forming part of an established Industrial Estate located 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 The Coop, Amazon and the Elliott Group.

### The Property

Southern yard

The yard fronts Oliver Road and benefits from a private access off Oliver Close. It is self-contained being partly concreted and compacted surface. It has been used for the parking of articulated vehicles and cranes previously. There is palisade fencing to the main boundaries.

Northern yard

Lying adjacent to the above comprising a roughly rectangular shaped plot including a detached unit to the rear and modular toilet/offices to the front. The surface is part concrete/compacted ground surrounded by palisade fencing/gate.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Southern yard	29,664	2,755.79
Northern yard	40,125	3,727.61
Unit	4,700	436.63
Modular Offices	144	13.38
Modular Toilets	137	12.73
<b>TOTAL</b>	<b>69,789</b>	<b>6,483.4</b>

### Terms

Both yards are held under full repairing and insuring leases outside the renewal provisions of the Landlord & Tenant Act. Insurance and a service charge are payable. Our client is looking to assign the leases or sub-let.

The southern and northern yards are held under full repairing and insuring lease to 9th October 2028 outside the renewal provisions of the Landlord & Tenant Act.

### Figures

The rent on the southern yard is £160,518 pax plus VAT and £220,000 pax plus VAT in respect of the northern yard.

### VAT

VAT is payable.

### Legal Costs

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

### Energy Performance Certificate (EPC)

Further details on request.

### Business Rates

The Rateable Value (2026) on Plot 19 is £104,000 and £144,000 in respect of Plot 23.

### Anti Money Laundering

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.

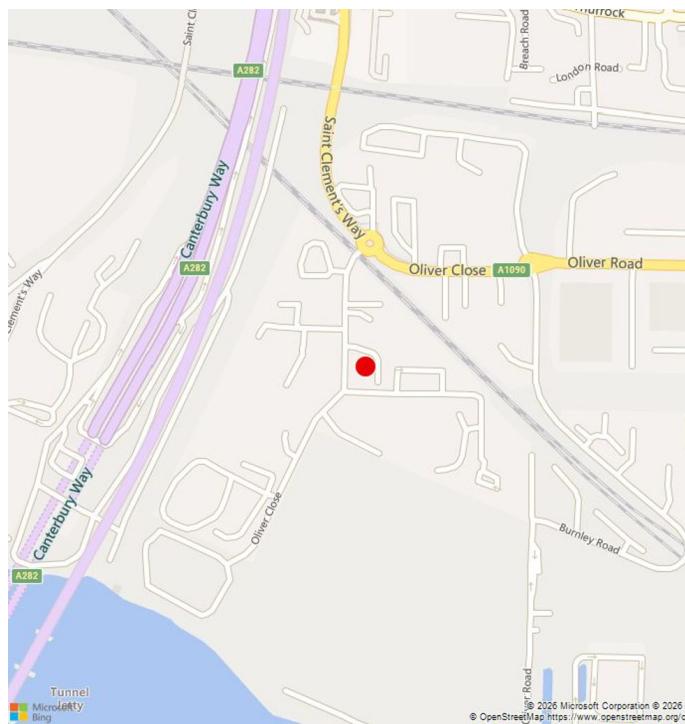
### Agents Note

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 yards have been measured by Promap Digital Mapping and should be verified on site area on site in due course.

### Enquiries/Viewing

Please contact us on 01708 860696 or email:

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



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