



## MID-TERRACE UNIT WITH OFFICE APPROX. 1,700 SQ FT

Rent: £17,000 - £22,950 Per Annum

Unit 62B  
Thames Industrial Park  
Princess Margaret Road  
East Tilbury  
Essex  
RM18 8RH

- Parking to front
- Loading to the rear
- 3-phase power
- Internal office/toilet
- Approx. 3.5m height
- Security patrols

## UNIT 62B, THAMES INDUSTRIAL PARK, PRINCESS MARGARET ROAD, EAST TILBURY, ESSEX, RM18 8RH

### Location

A semi-rural location benefitting from excellent transport links being within walking distance of East Tilbury c2c Station, providing a service to London (Fenchurch Street) in approximately 47 minutes. The A13 is only 3.4 miles to the north. The area will be substantially enhanced once the proposed Lower Thames Crossing is constructed.

There is a parade of shops directly opposite the Estate containing a Coop, and various neighbourhood shops.

### The Property

A mid-terrace industrial/warehouse unit of brickwork and blockwork rendered elevations providing a maximum height of approximately 3.5m. There are windows to the front and rear.

A hinged metal loading door to the rear provides loading access. In addition to the open plan industrial/storage space, the unit has an internal office and toilet. There is 3-phase power and low energy lighting.

There is parking immediately to the front and a loading area to the rear.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit 62b	1,700	157.93
<b>TOTAL</b>	<b>1,700</b>	<b>157.93</b>

### Terms

To be let on a new 3-year full repairing and insuring lease at the above stepped rent.

### Figures

Year 1 £17,000 pax + VAT

Year 2 £20,400 pax + VAT

Year 3 £22,950 pax + VAT

Stepped rent subject to a minimum 3 year term and satisfactory accounts/references.

All other outgoings payable in addition.

### Costs

Utilities, service charge, building insurance and business rates are payable, further details on request.

### VAT

VAT is payable in addition.

### Legal Costs

Each party is to be responsible for the payment of their own legal costs (if applicable).

### Energy Performance Certificate (EPC)

The EPC rating for Unit 62b is C53, expiring December 2035.

### References/Accounts

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

### Business Rates

The Rateable Value is £14,500 (2023), making Rates payable approximately £7,235 (25/26). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

### Agents Note

All figures quoted are exclusive of VAT.

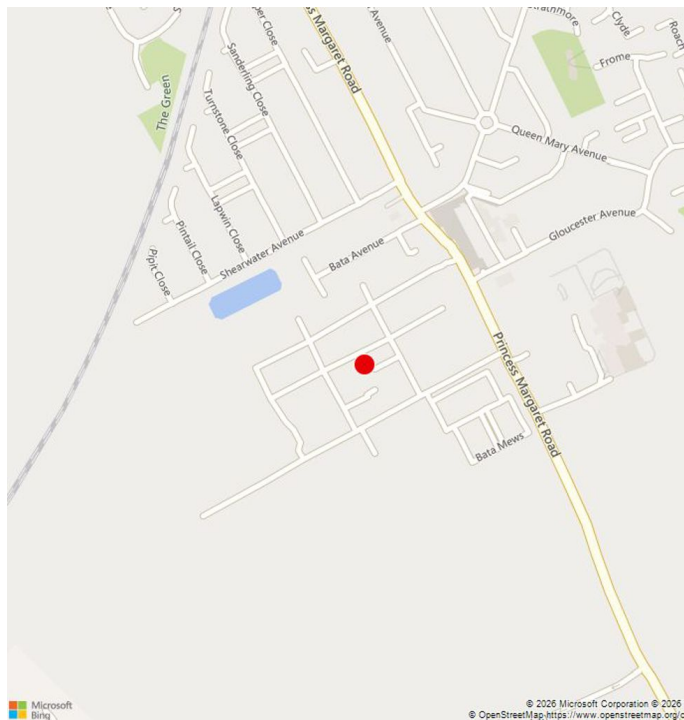
No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

### Enquiries/Viewing

Please contact us on 01708 860696 or email:

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



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