



**REFURBISHED END-TERRACE APPROX. 5451 SQ FT
(506 SQ M) WITH YARD APPROX. 5700 SQ FT (524 SQ
M) FOR SALE**

Price: £1,200,000

Unit 1
Thurrock Park Way
Tilbury
Essex
RM18 7HZ

- Two storey refurbished offices / kitchen / toilets
- Eaves approx.. 6.0m
- Fenced and Gated yard
- Electric roller shutter door
- LED lights
- Weighbridge (not tested)

UNIT 1, THURROCK PARK WAY, TILBURY, ESSEX, RM18 7HZ

Location

The unit forms part of the Thurrock Park Way Estate, located directly off of the A1089 Dock Road and St Andrews Road.

The main route of access to the unit is via the A1089 which feeds directly into the A13, approx 3 miles to the North. Tilbury Town Train Station is close by providing a service to London (Fenchurch Street) in approx. 41 minutes.

The Property

An end-terrace warehouse with ground/first floor offices, toilet and kitchen facilities within a private fenced and gated yard.

The unit has been re-roofed and partly re-clad following a fire, including new steels to part. It provides column free space to an eaves height of approx. 6.0m. An electrically operated roller shutter provides loading access and opens onto a weighbridge within the yard.

The ground floor ancillary provides a reception office, ladies/gents toilets and kitchen. The first floor, accessed via a staircase to the rear provides two offices.

Externally, there is a large private fenced and gated yard to the front and area to the side and rear.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	5,078	471.75
First floor	372	34.56
TOTAL	5,451	506.4

Terms

For sale freehold with vacant possession.

Figures

Offers in the region of £1,200,000 for the freehold interest with vacant possession.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C54, expiring September 2035.

Business Rates

The Rateable Value (2023) was £49750 but is listed on line as "not available). Interested parties are advised to satisfy themselves full in this respect.

Anti Money Laundering

All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence 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.

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

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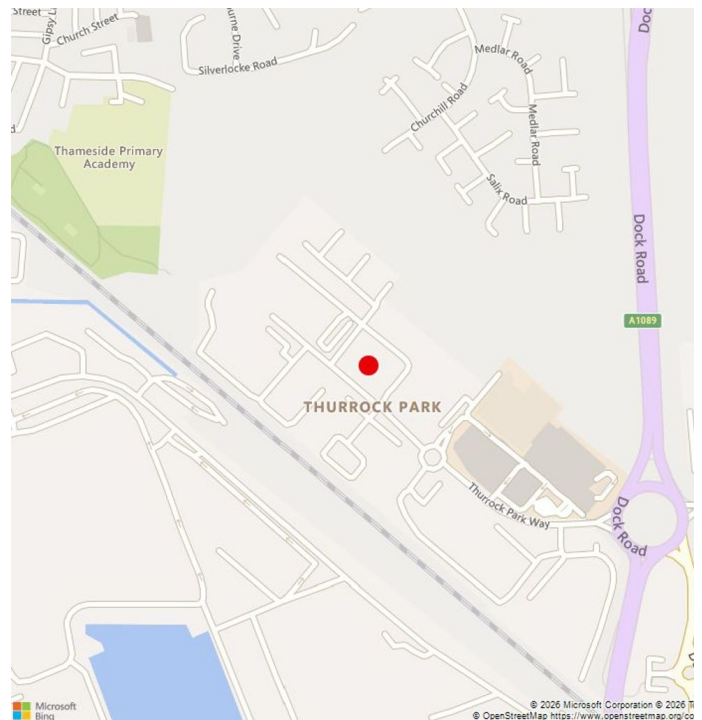
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Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk





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