



**DETACHED UNIT WITH OFFICES APPROX. 3279 SQ FT
(305 SQ M) ON A SITE OF APPROX. 16337 SQ FT (1518
SQ M) TO LET**

Rent: £79,500 Per Annum

Manor Way Industrial Estate
Curzon Drive
Grays
Essex
RM17 6BG

- Established industrial location
- 24/7 access
- Self-contained enclosed concrete yard
- Ground floor unit
- First floor offices

MANOR WAY INDUSTRIAL ESTATE, CURZON DRIVE, GRAYS, ESSEX, RM17 6BG

Location

Forming part of an established Industrial Estate approx 1.5 miles to the south west of Grays Town Centre. Grays c2c Station is less than a mile away, providing a service to London (Fenchurch Street) in approx. 34 minutes. A link to the A13 is approx 4 miles away. Junctions 30/31 of the M25, being approx.5 miles distant.

The Property

A concrete yard with gated access occupying a corner position on the estate. There is a detached two-storey unit providing ground floor storage and first floor offices. In addition, there is a small external store.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	3,279	304.62
Total yard	13,058	1,213.09
TOTAL	16,337	1,517.71

Terms

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

Figures

£79,500pax

Legal Costs

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

Energy Performance Certificate (EPC)

In the process of being prepared.

Business Rates

On application.

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.

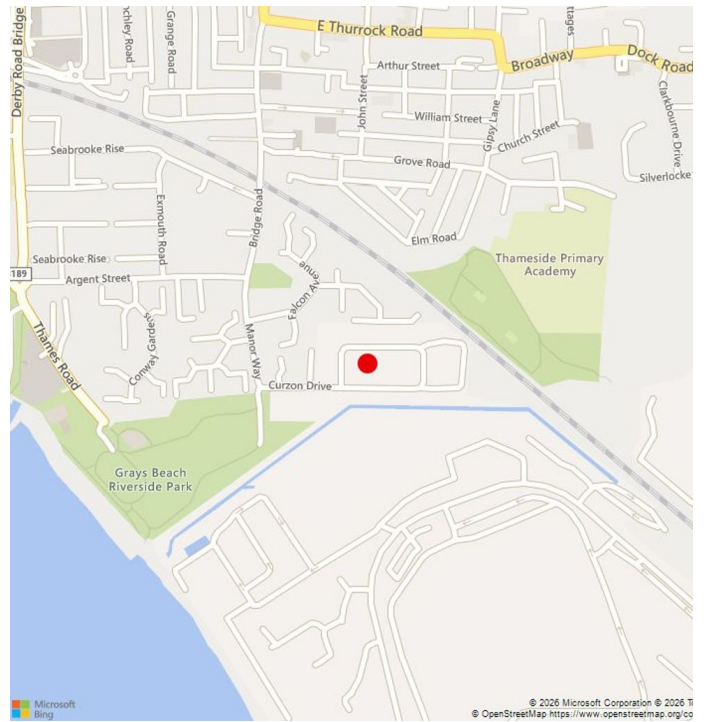
Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk

Or our joint agent David Sewell on 01268 532425 or via email

david.sewell@kemsley.com



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