



ECONOMICAL YARD APPROX.1.1 ACRES (0.44HA) TO LET

Rent: £150,000 Per Annum

Rear 609 London Road
Manor Road
West Thurrock
Grays
Essex
RM20 4BA

- Gated entrance
- Close A13/M25
- Close Lakeside
- Vacant

REAR 609 LONDON ROAD, MANOR ROAD, WEST THURROCK, GRAYS, ESSEX, RM20 4BA

Location

The site forms part of an established industrial estate approximately 20 miles to the east of central London with excellent access to the M25, being approx. 2 miles distant. Chafford Hundred Train Station is approximately 1.8 miles away, providing a c2c service to London (Fenchurch Street) in approximately 38 minutes. The property lies directly off London Road via a private access.

The Property

Accessed via an adopted road, a small section of the site lies to the East of Stoneness Road (elevated) linking with the remainder to the West. This is a long narrow site secured with a combination of interlocking concrete panels, post & chain-link and security fencing. The surface is tarmacadam and compacted material. There is security lighting to the boundary (not tested).

Our clients are in the process of refurbishing the land for occupation.

Accommodation

The approximate floor areas are:

	Acres	Hectares
Open storage yard	1.1	0.45
TOTAL	1.1	0.45

Terms

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

Figures

Offers in the region of £150,000 per annum exclusive. All other outgoings are payable in addition. VAT is applicable.

Legal Costs

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

Business Rates

We have been unable to locate a rating assessment online.

Anti Money Laundering

All tenants 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.

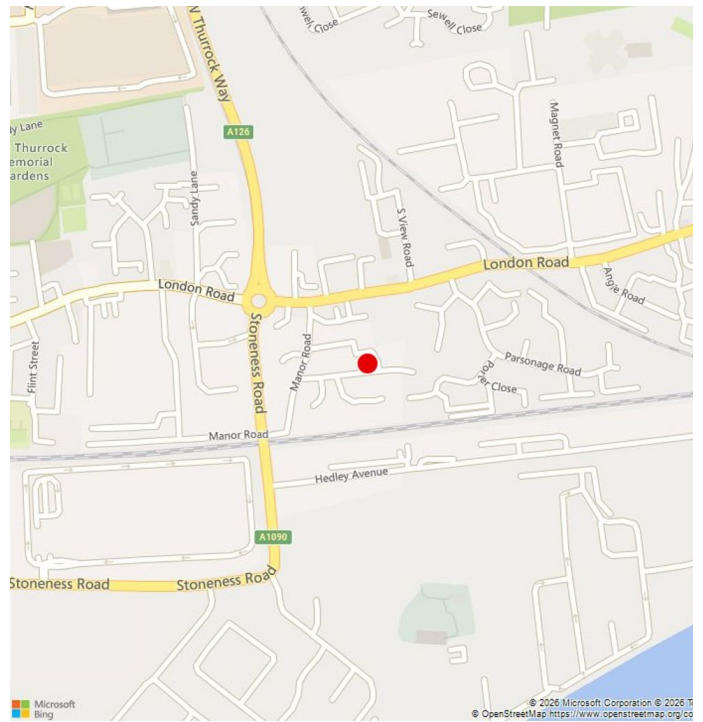
Agents Note

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.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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