



PROMINENT WAREHOUSE APPROX. 22600 - 46000 SQ FT (2100 - 4283 SQ M) - TO LET

Rent: £9.75 Per Sq Ft

690 London Road
Grays
Essex
RM20 3LD

- Approx.. 79 Car Spaces
- Eaves approx. 6.5m
- Apex approx. 8.5m
- Close Lakeside/Chafford Hundred Station

690 LONDON ROAD, GRAYS, ESSEX, RM20 3LD

Location

Forming part of an established industrial estate fronting London Road lying within walking distance of Lakeside Shopping Centre. The area is well located for the local and National road network, being only 1.5 miles from the QEII Bridge junction of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The unit occupies a prominent main road location close to Big Blue Squirrel Storage, Halfords Auto Centre and Texaco Petrol Station.

The Property

A substantial warehouse comprising two inter-connecting bays providing clear span accommodation. New office/welfare facilities can be constructed to suit in addition to existing facilities and mezzanine to part.

Three dock level loading doors (1 with loading ramp) will provide access and open onto a yard to the front. 79 car spaces are available.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit A	22,600	2,099.54
Unit B	23,459	2,179.34
TOTAL	46,000	4,273.4

Terms

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

Figures

A highly competitive rent of only £9.75 per sq ft pax. plus VAT.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating for the entire warehouse is B42, expiring May 2035.

Business Rates

On application.

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

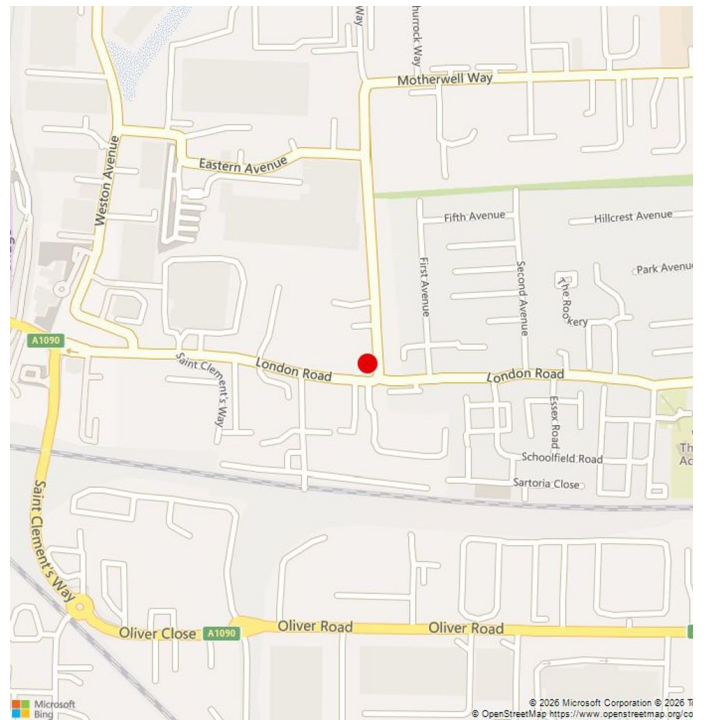
Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

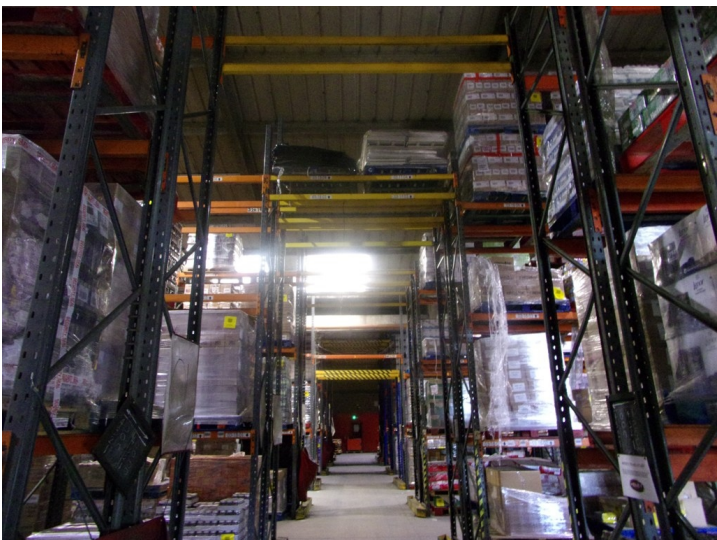
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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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