



**DETACHED UNIT/OFFICES APPROX. 23,939 SQ FT
(2,226.3) WITH LARGE YARD APPROX. 31,922 SQ FT
(2,965.6 SQ M)**

Price: £3,250,000
Rent: £230,000 Per Annum

Units I/J
Globe Industrial Estate
Towers Road
Grays
Essex
RM17 6ST

- Newly refurbished
- Detached
- Approx 3 miles east M25 / Approx. 2 miles south of A13
- 7 roller shutter loading doors
- Two gates to fully concreted fenced yard
- Two storey offices

UNITS I/J, GLOBE INDUSTRIAL ESTATE, TOWERS ROAD, GRAYS, ESSEX, RM17 6ST

Location

Forming part of a popular Industrial Estate, less than approx. 2 miles from the A13. The unit lies approx. 3 miles east of the M25. Grays c2c Station is only 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

The Property

A detached unit comprising steel portal frame construction with internal two storey offices and works offices. Access is via 7 roller shutter loading doors, 6 to the rear and 1 to the front. Sodium/fluorescent lighting and 3-phase power are present. There are two commercial-sized spray booths with extraction/ventilation equipment (not tested). There are ground and first floor open plan offices, with toilets, kitchen/staff room, I.T and meeting rooms. The offices have carpeting, BT and power points. To the rear of the unit there are additional works offices with welfare facilities. Externally, there is a full height extension providing further storage. To the front, side and rear are fully concreted yards with palisade fencing and access gates.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	21,447	1,992.43
Extension	2,492	231.51
Yard Total	31,922	2,965.55
TOTAL	55,861	5,189.49

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. Or freehold for sale with vacant possession.

Figures

Offers in the region of £3.25m for the freehold with vacant possession on completion.

To rent, we are quoting £230,000 per annum exclusive. Half rent in the first year subject to status and term.

Costs

No service charge or BID Levy payable.

VAT

VAT is payable on the sale and rental.

Legal Costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate (EPC)

The EPC rating is C55, expiring March 2035.

Business Rates

The Rateable Value is £151,000 (2023), making Rates payable approx. £82,446 (24/25). However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Anti Money Laundering

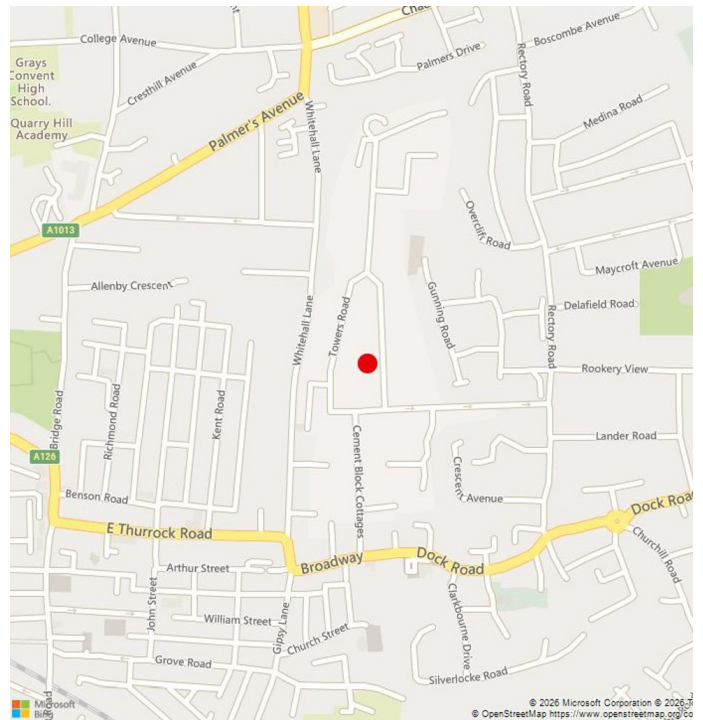
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

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:
office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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Trafalgar House, 712 London Road, West Thurrock, Essex, 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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