



**UNIT APPROX 5,533 SQ FT (514.5 SQ M) ON A SITE OF
APPROX 22,227 SQ FT**

Price: £1,750,000
Rent: £115,000 Per Annum

801a London Road
West Thurrock
Essex
RM20 3LH

- Eaves approx 5.0m
- Close J30/31 M25 & Lakeside Shopping Centre
- Two loading doors
- Modular welfare facilities
- Large fenced and gated yard
- Chafford Hundred train station approx 2 miles

801A LONDON ROAD, WEST THURROCK, ESSEX, RM20 3LH

Location

Forming part of an established industrial estate fronting London Road lying within walking distance of Intu Lakeside. 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 Property

A large self-contained yard accommodating a twin bay unit and modular kitchen/toilet facilities.

The unit is positioned to the rear and constructed of concrete portal frame to a maximum eaves height of approximately 5.0m. The elevations are interlocking concrete panels fronted by profile cladding. Vehicle access is via two manually operated roller shutter doors; one to the front and other to the side.

The yard is mainly concreted with palisade fenced boundaries and gate to the front

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit	5,296	492
Modular	237	22.02
Yard	16,694	1,550.87
TOTAL	22,227	2,064.89

Terms

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

Figures

To rent at £115,000 pax or freehold for sale with vacant possession at £1.75m. There is no service charge.

VAT

VAT is not applicable to the rent or price.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C73, expiring February 2030.

Business Rates

The Rateable Value (2026) is £59,000

Anti Money Laundering

All purchasers/tenants 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)

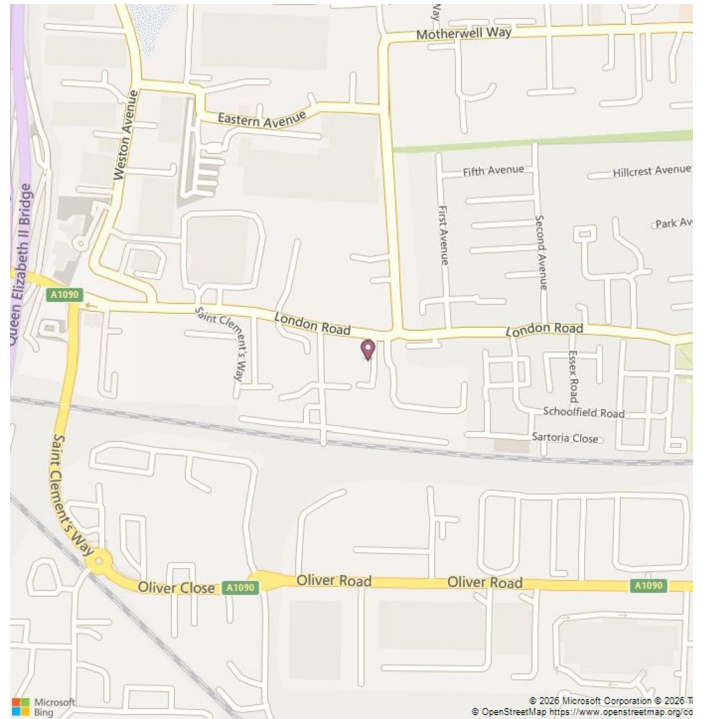
No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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