



## TWO STOREY UNIT APPROX 17,465 SQ FT (1624 SQ M) ON APPROX 1 ACRE \*RENT REDUCED\*

Rent: £275,000 Per Annum

5b Riverside  
Oliver Road  
Grays  
Essex  
RM20 3EE

- Loading ramp to upper floor
- 1.5 miles from J30/31 M25
- Two loading doors
- Fully concreted fenced & gated yard
- Internal office & welfare facilities

## 5B RIVERSIDE, OLIVER ROAD, GRAYS, ESSEX, RM20 3EE

### Location

Forming part of an established industrial estate located off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

### The Property

A semi-detached two storey unit of steel portal frame construction with fully profile clad elevations. The height at ground floor is approximately 4.0m. A loading door at ground floor and one at first floor via a substantial loading ramp provide access. There are office and welfare facilities internally.

To the front and side is a substantial fenced, gated and concreted yard.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	8,726	810.65
First floor	8,739	811.85
Site area	43,560	4,046.72
<b>TOTAL</b>	<b>43,560</b>	<b>4,046.72</b>

### 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 275,000 pax.

Subject to satisfactory accounts, a rent deposit of two month's rent is payable, as is a service charge (6% of the rent). VAT is payable.

### VAT

VAT is payable in addition.

### Legal Costs

The ingoing tenant to be responsible for our client's reasonable legal costs.

### Energy Performance Certificate (EPC)

The EPC for this property is C59, expiring in January 2032.

### Business Rates

The Rateable Value (2026) is £257,500, although interested parties are advised to satisfy themselves fully 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

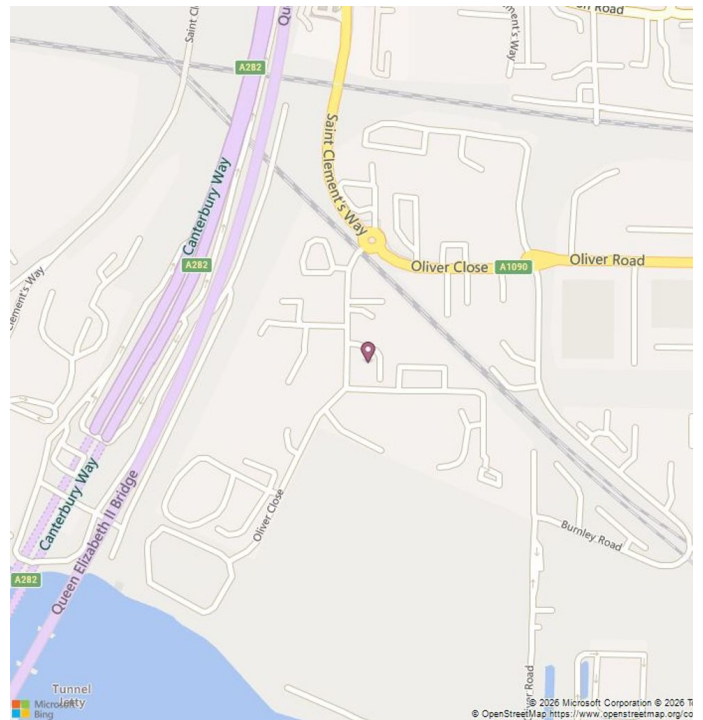
All figures quoted are exclusive of VAT (if applicable)

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](mailto:office@branchassociates.co.uk)



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