

**Unit B3-B4**

# J31 PARK

WEST THURROCK | RM20 3XD

**Fully  
Refurbished  
EPC:A+**

**Modern mid-terrace industrial/Warehouse**  
**26,400 sq ft** (2,452.64 sq m)

- Subdividable to provide to 2 units of 13,200 sqft each
- 2 loading doors
- Minimum eaves height 5.7m
- Dedicated generous yard and parking area which could be fenced
- First Floor air conditioned offices
- LED lighting throughout
- 2 EV charging point
- Separate WCs and showers
- Solar PV panels on the roof
- EPC: A+



**j31park.com**



## Unit B3-B4

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## Unit B3-B4, J31 Park Motherwell Way West Thurrock Essex RM20 3XD

**Terms:** The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed.

**Rent:** On application.

**Service Charge:** A service charge is payable for the maintenance of the commonparts of the estate. Further details available on request.

**Legal Costs:** Each party to bear their own legal costs.

**EPC: A+**

**Accommodation:** The property has the following approximate GEA:

Ground - Warehouse	23,960 sq ft	2,225.96 sq m
First Floor Offices	2,440 sq ft	226.68 sq m
<b>Total</b>	<b>26,400 sq ft</b>	<b>2,452.64 sq m</b>



**Description:** The property comprises a mid terrace industrial / warehouse unit of steel portal frame construction incorporating blockwork walls with brick external elevations. Internally the premises provides warehouse accommodation with first floor office space.

**VAT:** The landlord has elected to charge VAT on the rent at the prevailing rate.

**Business Rates:** Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652.

**Viewing and further information:** Strictly by prior appointment through the joint sole agents:

**Tom Booker:** 07584 237141  
tom.booker@ryan.com

**Stephen Richmond:** 07771 900682  
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**Daniel Wink:** 07717 545 532  
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