Unit B3-B4

PARK

**WEST THURROCK** | RM20 3XD

**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 PARK WEST THURROCK | RM20 3XD

## 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.

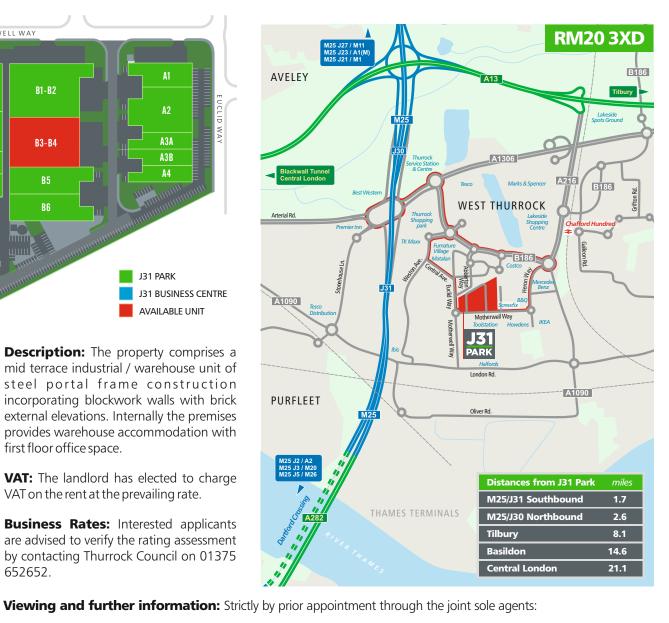
MOTHERWELL WAY E5 E2 **■** C1-C2 B1-B2 E4 E1 C2A-C3 A3A D4 B3-B4 A3B D5 B5 D6 D7 C6 B6 D21 D20A D20 D19 J31 PARK J31 BUSINESS CENTRE D18 D17 D16 D15 AVAILABLE UNIT **Description:** The property comprises a

**Location:** The property is situated on the established J31 Park, Motherwell Way, West Thurrock within 1.5 miles of iunction 30/31 of the M25. The Lakeside shopping area is located iust to the south of the property with nearby occupiers including B&O. Screwfix. Toolstation and IKFA.

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.



## 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 sa ft 226.68 sa m

**Total** 26,400 sq ft 2,452.64 sq m Tom Booker: 07584 237141 tom.booker@ryan.com

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