

Unit D20A

J31 PARK

WEST THURROCK | RM20 3XD

**Modern mid-terrace
industrial/warehouse unit**

3,456 sq ft
(321.07 sq m)

- Potential to combine with D20 to provide 6,428 sq ft
- Eaves height 5.5 metres
- 3 phase power
- High quality air conditioned first floor offices
- Male and female WCs



j31park.com

Unit D20A

J31 PARK

WEST THURROCK RM20 3XD

Unit D20A, 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.

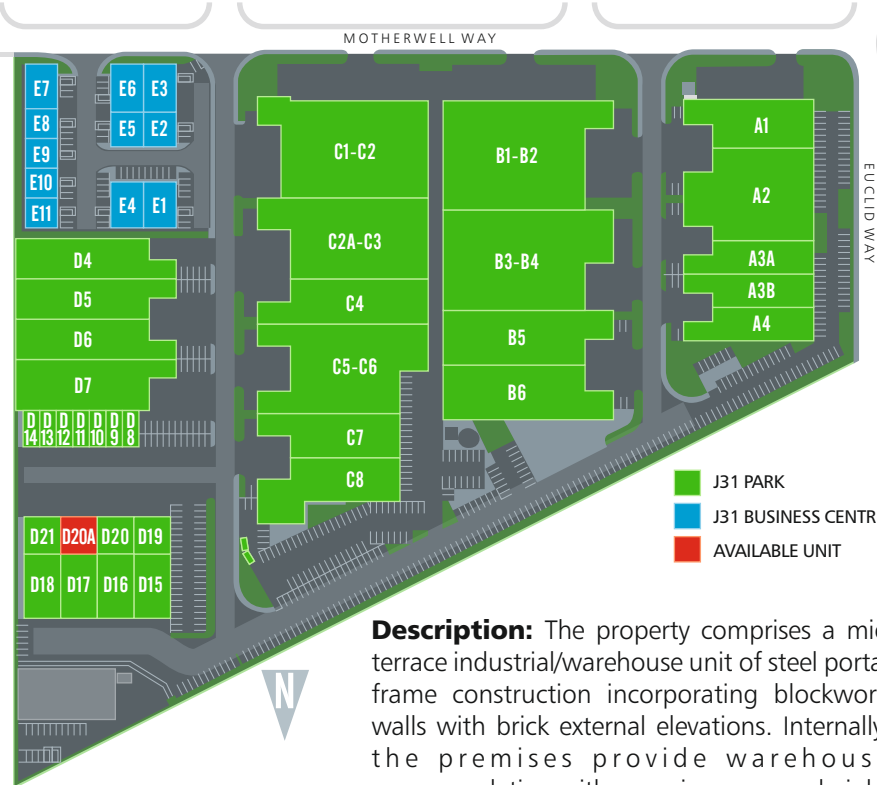
Service Charge: A service charge is payable for the maintenance of the commonparts of the estate. Further details available on request.

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

EPC: The property has an EPC Rating of B30.

Accommodation: The property has the following approximate GEA:

Industrial Warehouse	1,519 sq ft	141.12 sq m
Ground Floor Office	802 sq ft	74.51 sq m
First Floor Office	1,135 sq ft	105.44 sq m
Total	3,456 sq ft	321.07 sq m

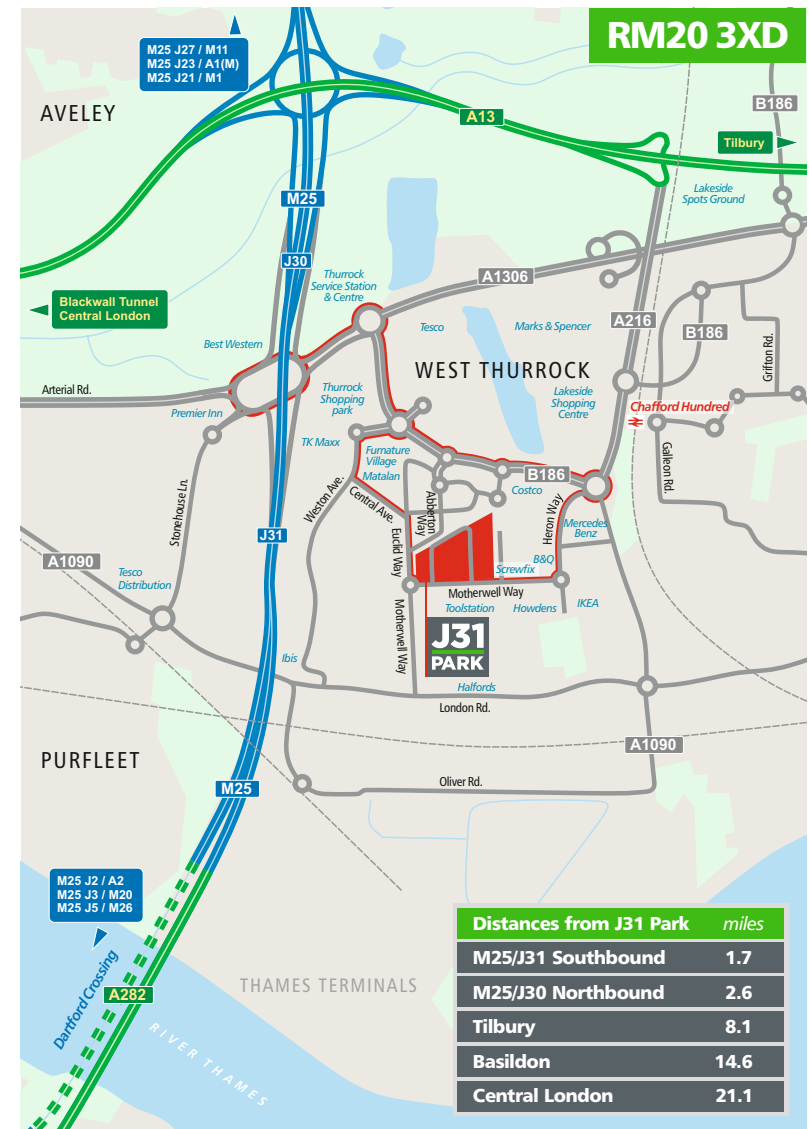


■ J31 PARK
■ J31 BUSINESS CENTRE
■ AVAILABLE UNIT

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 provide warehouse accommodation with a maximum eaves height of 5.55m together with ground and first floor offices plus male and female WC facilities.

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

Business Rates: We are advised that the premises have a Rateable Value of £31,250 as at 1st April 2023. 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
Stephen.Richmond@Ryan.com



Daniel Wink: 07717 545 532
d.wink@glenny.co.uk

Tom Gill: 07881 848 160
t.gill@glenny.co.uk



01268 540 771
GLENNY.CO.UK