

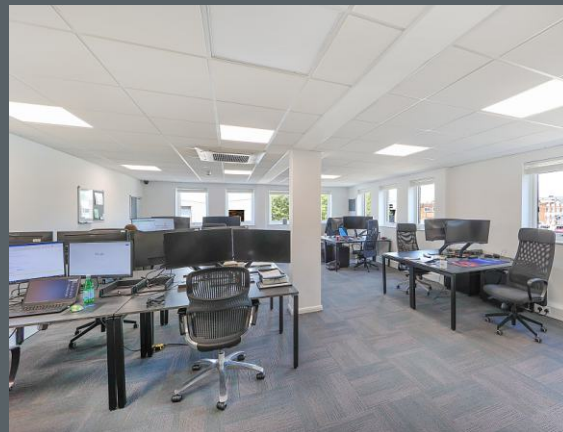
Unit D5-D6

J31 PARK

WEST THURROCK | RM20 3XD

**Modern mid-terrace industrial/
warehouse unit**
20,024 sq ft (1,860 sq m)

- Landlord solar panels on roof to provide power at a discounted rate
- Extensively refurbished in 2020 to include new roof
- Two electrically operated roller shutter doors
- Eaves height 5.7 metres
- Secure yard
- Ground & first floor offices
- Male and female WCs



j31park.com

Unit D5-D6

J31 PARK

WEST THURROCK RM20 3XD

Unit D5-D6, 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's: Unit D5 = 10/A & Unit D6 = 6/A

Accommodation: The property has the following approximate GEA:

Ground Offices Warehouse	18,442 sq ft	1,713.3 sq m
First Floor Offices	1,582 sq ft	147 sq m
Total	20,024 sq ft	1,860.3 sq m



Description: The property comprises terraced warehouse/industrial unit of steel portal frame construction with external elevations in brick profile metal sheeting. The unit benefits from two storey offices with secure fenced yard and parking to the front.

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:

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