



Unit E6 J31 Business Centre

Motherwell Way, West Thurrock, RM20 3EH

Modern High Quality Trade Premises

2,586 sq ft
(240.25 sq m)

- To be refurbished
- 6m clear internal height
- Glass trade entrance behind which is an electrically operated roller shutter door
- High profile trade location
- Kitchen / WC / small office
- 3 phase power supply
- 5 allocated parking spaces
- Extensive additional communal parking is available on the estate

Summary

Available Size	2,586 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details available on request
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Description

The property comprises an end of terrace trade / industrial unit of steel portal frame construction with external elevations in profile metal sheeting. The unit currently benefits from a glass fronted trade entrance behind which is a roller shutter door. Additionally there are 2 separate personnel entrances with yard and parking to the front.

A small amenities block provides a WC, kitchen and single office.

As the property directly fronts the busy trade orientated Motherwell Way there is an opportunity for signage that would be visible in both directions.

Location

The property is very prominently situated at the front of the established J31 Park, Motherwell Way, West Thurrock within 1.5 miles of the M25 and A13. The Lakeside shopping centre is located just to the south of the property. Notable trade and retail occupiers in the immediate vicinity include IKEA, B&Q, Screwfix, Toolstation, Topps Tiles and Selco.

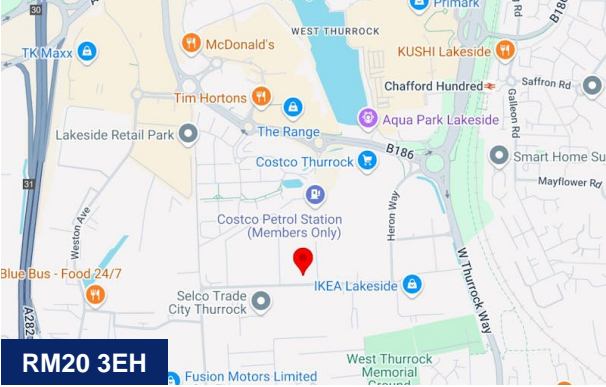
Accommodation

The accommodation comprises the following approximate GEA area:

Name	sq ft	sq m
Unit - E6 Warehouse / Amenities	2,586	240.25
Total	2,586	240.25

Terms

The property is available by way of a new lease on terms to be agreed.



Viewing & Further Information



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