

TO LET – subject to contract

Unit H, Hume Avenue, Tilbury, RM18 7ND



Location	The site is located within an established industrial estate in Tilbury close to the A13 and docks.
Accommodation	The site is a level-surfaced area with a fenced driveway, measuring approximately 938 square metres.
Use	This is an industrial site with a permitted use class B2 General Industrial.
Lease	The lease term is to be negotiated with the applicant at an initial rent of £15,000 per year. Exclusive of all outgoings. The lease is to be excluded from the Landlord and Tenant Act.
Rates	The rateable value of the property is £10,750. The rate in the pound for 2018/19 is 48.0p. The rate in the pound might be reduced if the tenant qualifies for small business relief – go to thurrock.gov.uk/business-rates . Contact Thurrock Council's Business Rates team by phoning 01375 652 960 or emailing businessrates@thurrock.gov.uk .
Enquiries	For enquiries or to arrange a viewing, phone 01375 652 067 or email assets@thurrock.gov.uk .
New business	We recommend that new entrepreneurs seek advice from The Growth Hub. Go to www.bestgrowthhub.org.uk or phone 01702 417 765.

These particulars do not constitute any part of an offer or contract. Any intending lessee must satisfy themselves as to the correctness of each of the statements contained herein. No warranty is given or implied in respect of the premises or of the suitability of the property for any purpose. No services have been tested and prospective occupiers should check their operation. 11/2018.