

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY**



**TO LET**



## **C6 J31 PARK, MOTHERWELL WAY, WEST THURROCK, ESSEX RM20 3XD**

### **MID-TERRACE INDUSTRIAL/WAREHOUSE UNIT APPROX 10,062 SQ FT 934.75 SQ M**

- **TO BE REFURBISHED**
- **SURFACE ROLLER SHUTTER  
LOADING DOOR**
- **2 STOREY OFFICE/AMENITY BLOCK**
- **MINIMUM CLEAR INTERNAL HEIGHT  
OF 5.75M RISING TO 6.26M AT THE  
APEX**
- **YARD AND PARKING AREAS TO THE  
FRONT**
- **KITCHENETTE**

#### **LOCATION**

The premises are located on the modern J31 Park off Motherwell Way in West Thurrock. Motherwell Way is a well-established warehouse, industrial and trade counter location with notable occupiers including Screwfix, B&Q, Howden Joinery, IKEA, HSS and Toolstation. Lakeside regional shopping centre and associated retail park are located immediately to the north and junctions 30/31 of the M25 are within 1.4 miles.

#### **DESCRIPTION**

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with external elevations in brick and profile metal cladding with a lined insulated roof incorporating roof lights. The unit benefits from a 2-storey office/amenity block which adjoins the warehouse to the front elevation.

**WELL PLACED**

**PROPERTY ADVISORS**

## C6 J31 PARK, MOTHERWELL WAY, WEST THURROCK, ESSEX RM20 3XD

**MID-TERRACE INDUSTRIAL/WAREHOUSE  
UNIT APPROX 10,062 SQ FT 934.75 SQ M**

### ACCOMMODATION

The property comprises the following approximate gross external areas:-

UNIT	SQ FT	SQ M
Warehouse	7,646	710
Ground floor offices	1,208	112.22
First floor offices	1,208	112.22
<b>TOTAL</b>	<b>10,062</b>	<b>934.75</b>

### TERMS

The unit is available on a new Full Repairing and Insuring lease on terms to be agreed.

### RENT

£83,000 per annum exclusive.

### RATEABLE VALUE

We are advised that the premises have a Rateable Value of £54,000. Applicants are however advised to make their own enquiries with Thurrock Council on 01375 652652.

### SERVICE CHARGE

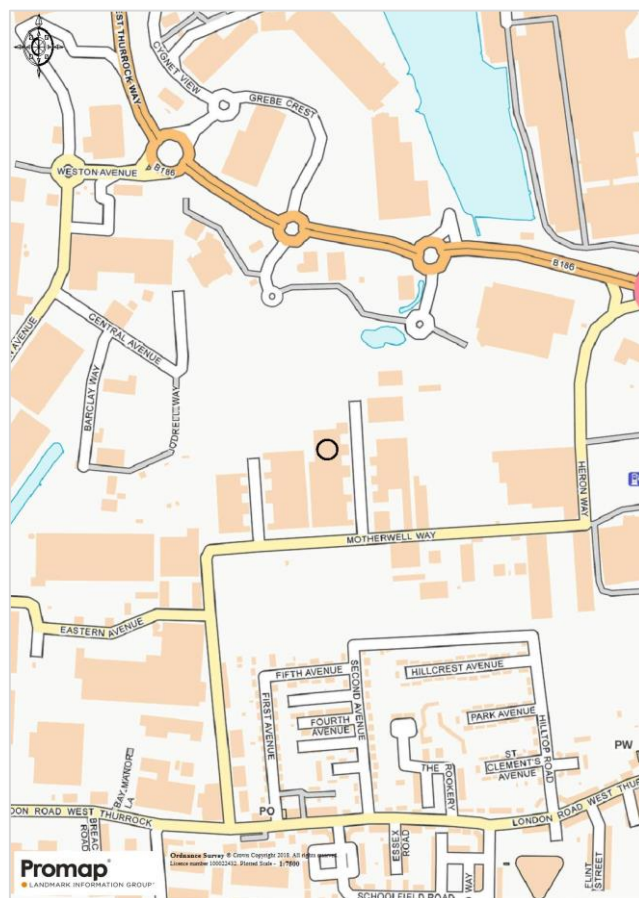
A service charge is payable for the maintenance of the common parts of the estate. Further details available on request.

### VAT

VAT will be levied at the prevailing rate.

### LEGAL COSTS

Each party to bear their own legal costs.



### ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC rating of E113.

### VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP  
Daniel Wink

## CONTACT

For further details on these and many other available properties please contact:



**Jim O'Connell**  
020 3141 3563  
j.oconnell@glenny.co.uk



**Dan Wink**  
020 3141 3562  
d.wink@glenny.co.uk

**ESSEX 01268 540771**

3 Argent Court, Sylvan Way, Southfields Business Park, Basildon, Essex, SS15 6TH

### JOINT AGENTS

Altus Group - Tom Booker  
E : tom.booker@altusgroup.com

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AX3096

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