



**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**OPEN STORAGE – 1.07 ACRES (0.43 HECTARES)**  
27 Oliver Close, Oliver Road, Gray, Essex, RM20 3EE



**DESCRIPTION**

The property comprises a mainly concreted and fenced open storage site with a modern steel framed industrial unit. The unit benefits from an eaves height of 7m, office, kitchen, WC, LED lighting and a full height roller shutter door. On the side of the unit is an open fronted lean-to with lighting and a gantry crane. The site generally benefits from LED flood lighting, water supply, 3 phase electricity and an electrically operated remotely controlled entrance gate. At the front of the site is a small modular office.

**LOCATION**

The property is located within 2 miles of junctions 30 and 31 of the M25 connecting to the A13 for access into East London and the national motorway network. Oliver Close is located within the well established Riverside Industrial Estate. Nearby occupiers include Menzies Transport, Biffa, Amazon, Co-op, Ford and Agility.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Open Storage	1.07 Acres	0.43 Hectares
Ground Floor Warehouse	4,011	372.63
1 <sup>st</sup> Floor Storage/Kitchen	895	83.15
Ground Floor Lean-To	995	92.44

**AMENITIES**

- Modern industrial unit totalling 5,901 sq ft
- Mainly concrete surfaced and fenced
- Within 2 miles of M25 junctions 30 & 31
- LED flood lighting

**RENT**

On application.

**TERMS**

The property is available by way of a new lease on terms to be agreed. Consideration will also be given to a sale of the freehold.

**RATES**

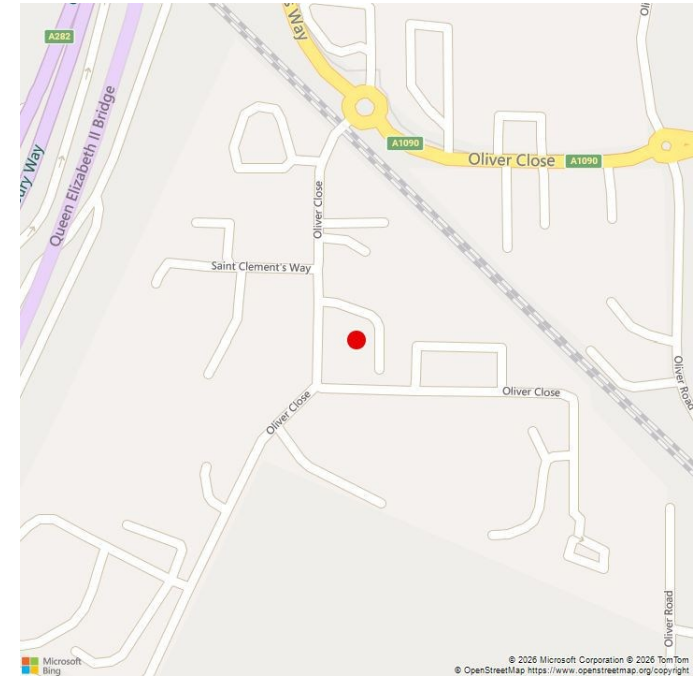
£93,000 April 2023. Interested parties are however advised to make their own enquiries with the local authority.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS –**

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