

# THURROCK OPEN STORAGE PARK

RIVERSIDE INDUSTRIAL ESTATE RM20 3EE **PLOT 18** 

18



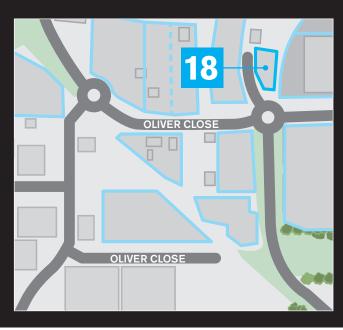
0.33 ACRE (0.13 HA) SUITABLE FOR OPEN STORAGE OR INDUSTRIAL USES



#### **LOCATION**

Thurrock Open Storage Park is located in West Thurrock, an established industrial location with a variety of local and national occupiers evident including Amazon, Royal Mail and Co-operative Group. Situated on the north bank of the River Thames, the site is approximately 17 miles (27km) to east of Central London. Transport links are excellent with Junction 30/31 of the M25 motorway and the A13 lying approximately 1.5 miles (2.4km) to the north west, giving access to the national motorway network.





#### **DESCRIPTION**

Plot 18 is a cleared, level, tarmac surfaced and fenced site of 0.33 acre (0.13 ha) available for open storage or industrial uses. To the North West corner of the plot is a small steel framed unit of approximately 1,140 sq ft with roller shutter access, concrete floor and an eaves height of 5.8 metres.

#### **TERMS**

Please contact the agents for details.

#### **VIEWING**

Strictly by appointment through the joint sole agents:

#### TOM BOOKER

tom.booker@altusgroup.com



#### **PLANNING**

The site was previously used as a transport yard and is suitable for a variety of open storage light industrial uses. Subject to planning. Enquiries should be made to Thurrock Council on 01375 652 270

#### DANIEL HARNESS

daniel@harwinproperty.co.uk



#### JIM O'CONNELL

j.oconnell@glenny.co.uk



## THURROCK OPEN STORAGE PARK OLIVER ROAD WEST THURROCK RM20 3ED

Plot No	Site (acre)	Rent	Rateable Value	Status/Occupier
18	0.33	£50,000 pax	£18,750	Available

### **SUBJECT TO CONTRACT**

#### Notes:

- All rents, prices and premiums are subject to VAT at the prevailing rate.
- There is an estate service charge for communal drainage further details on application.
- **For Further information** or to arrange an inspection please contact Jim O'Connell or Daniel Wink on 01268 540771 (j.oconnell@glenny.co.uk / d.wink@glenny.co.uk) or our joint agents Harwin or Altus Edwin Hill.

Last updated: October 2019

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