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To Let

Light industrial to let located on Walsham Enterprise Centre, Grays

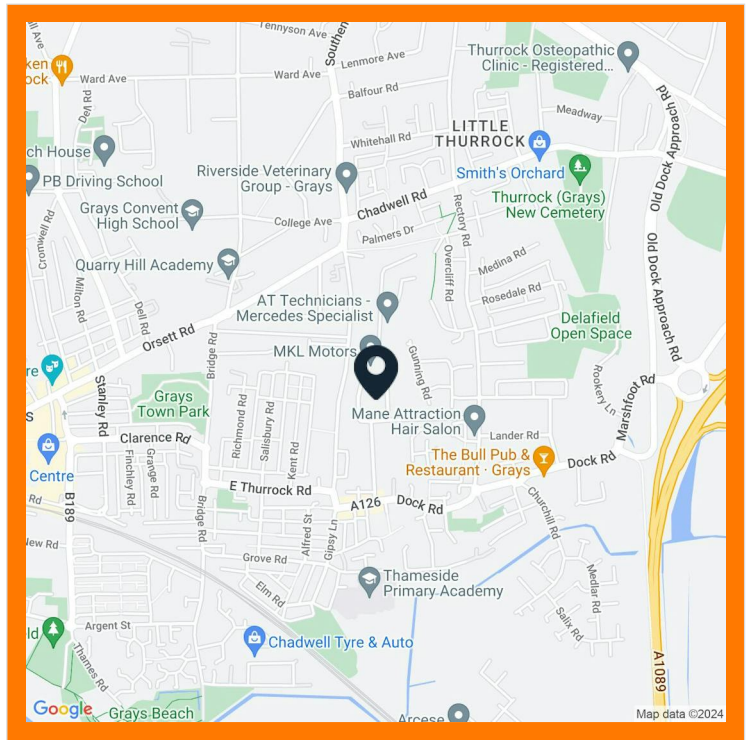
£10,000 per annum

Unit 2 Walsham Enterprise Centre, Globe Industrial Estate, Rectory Road, Grays, RM17 6ST

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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Small industrial unit to let
- Located on Walsham Enterprise Centre in Grays - good access to A13 to Central London & Greater London
- Small business rates relief should apply
- Available on a new lease



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop Area	650	60.39	Available
Mezzanine	413	38.37	Available
<b>Total</b>	<b>1,063</b>	<b>98.76</b>	

## Description

The property comprises workshop / industrial unit, which provides workshop space with ancillary space including an office, WC facilities and mezzanine storage. The property benefits from a front roller shutter door. There is parking / loading to the front forecourt.

## Location

The property is located at Walsham Enterprise Centre within the Globe Industrial Estate in Grays, Essex. The property is approximately 1 mile from Grays town centre, and 2 miles from the A13 which links to the M25, providing access to Central London, Greater London, Essex and Kent.

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Unit 2 Walsham Enterprise Centre, Globe Works, Rectory Road, Grays, Essex, RM17 6ST

Description: Store and premises  
Rateable Value: £8,000

The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

## Rent Deposit

A rent deposit will be held as a bond for security purposes.

## Rent / Lease Terms

Rent: £10,000 pa paid quarterly. We are informed VAT is payable on the rent.

PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site.

## Estate Management Charges

Yard maintenance charge of approximately £200 pa, and buildings insurance of £400 pa. These figures will vary from year to year.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

Upon Enquiry

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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