

# TO LET

## Industrial Warehouse Unit With Office & Gated Yard

3,873 - 4,707 sq. ft. (360 - 437 m<sup>2</sup>)

**UNIT 17 (WAREHOUSE ONLY), MANOR WAY INDUSTRIAL ESTATE**  
Curzon Drive, Grays, Essex, RM17 6BE

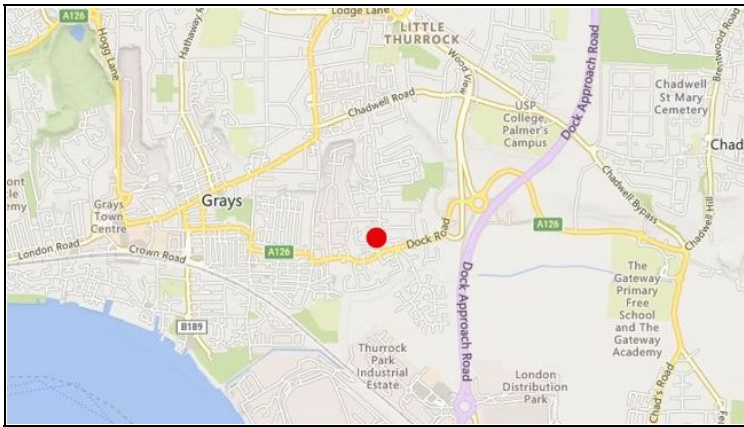


- Gated Access
- Open Bay Warehouse
- Male & Female WCs
- Storage Mezzanine

- Palisade Fenced Site
- 5.3m Warehouse Height
- Kitchenette
- Mezzanine Office

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Grays is situated in the Thames Gateway approximately 25 miles to the east of Central London accessed via the A13 trunk road, which provides good communications throughout the South East Essex area and direct links to London and the M25 Motorway which in turn gives access to the National Motorway Network. Grays mainline railway station provides services to London Fenchurch Street.

## DESCRIPTION

Light industrial/warehouse unit arranged to provide open plan workshop/warehouse area with male & female W/C, plus small kitchenette area. A mezzanine office has been added above the warehouse, plus a mezzanine storage area. Externally, loading is provided from a front facing roller shutter, and the front yard is palisade fenced with gated access.

## ACCOMMODATION

Ground Floor Warehouse	3,564 sq. ft. (331 m <sup>2</sup> )
Ground Floor Ancillary	308 sq. ft. (29 m <sup>2</sup> )
<b>Total GIA</b>	<b>3,873 sq. ft. (360 m<sup>2</sup>)</b>
Plus Storage Mezzanine	426 sq. ft. (40 m <sup>2</sup> )
Plus Mezzanine Warehouse Office	408 sq. ft. (38 m <sup>2</sup> )
<b>Total</b>	<b>4,707 sq. ft. (437 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available on a leasehold basis, further detail upon application.

## RENT

£55,000 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £17,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £8,483.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of E.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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