

Unit 2b Manor Road, West Thurrock, RM20 4BA



Industrial/Warehouse Unit **TO LET**

Approx. 1,574 sq ft (146.3 sq m)

- Two roller shutter loading doors
- Suitable for motor trade
- Close A13/QE2 bridge
- Vacant

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established industrial area fronting London Rd and adjacent to Stoneness roundabout. Easy access to A13 and Junction 30/31 of M25 with Lakeside Regional Shopping Centre and retail parks close by.

The property

An industrial/warehouse unit of solid brick wall construction with insulated profile steel roof covering. To the front, a manual roller shutter loading door and pedestrian door provide access. There is a second loading door to the side of the unit.

Internally there are two offices and a toilet.

Externally, there is parking for multiple cars.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 2b 1,574 sq ft 146.3 sq m

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating upward only rent reviews.

Figures.

Rent on Application.

Legal costs

Each party to pay their own legal costs.

Business Rates

The Rateable Value (2023) is £18,250.

EPC

The EPC rating is C72 expiring June 2033

Agent's Note

All figures quoted are exclusive of VAT (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

These particulars are awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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