

Oliver Close, West Thurrock, Essex RM20 3EE



Yard from approx. 1.3-2.6 acres (0.52-1.04 ha)

Unit of 4175 sq ft (388 sq m) also available

Available March 2024

TO LET

- Adjacent A282
- 1.5 miles from j30/31 M25
- 2.5 miles from Chafford Hundred Train Station
- Power & water available
- To be divided according to requirements

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

Location

Forming part of an established substantial industrial area off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Nearby occupiers include Amazon, The Coop and Tarmac. Lakeside Shopping Centre is situated approx. 1.5 miles distant.

The property

Two mainly concreted yards fronting Oliver Close. A unit of approximately 4175 sq ft can be sited according to requirements. Modular offices and toilets are also available.

The site can be divided with palisade fencing and gates according to tenant requirements. Mains power and water are available.

Accommodation

Plot 1 1.3 acres 0.52 hectares
Plot 2 1.3 acres 0.52 hectares

Interested parties are invited to discuss their requirements with the agents.

Tenure

A new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Rent

On application according to requirements.

A rent deposit of two month's rent is payable (subject to satisfactory accounts), as is a service charge (6% of the yearly rent). Utilities and building insurance are payable monthly in advance with the rent. VAT is payable.

Business rates

To be apportioned according to how the site is divided. However, other assessments in the area indicate rateable values of £20-27.50 per sq m but interested parties should satisfy themselves in this respect.

Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs.(£100 plus VAT per year of the lease).

Energy Performance Certificate

Not applicable.



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.

The site area has been measured provided by a third party and should be verified on site in due course.

These particulars are awaiting our client's approval.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or

jb@branchassociates.co.uk

Contact Johnathan Branch

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