

2 Dolphin Point, Dolphin Way, West Thurrock, RM19 1NR



MODERN UNIT INVESTMENT

Approx 5408 sq ft (503 sq m)

FOR SALE

- Established tenant
- Rent just reviewed
- Full repairing lease in the process of being extended

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

Location

The unit forms part of a modern development close to Junction 31 of the M25, which links with Junction 30 and the A13. Lakeside Shopping Centre and the Dartford River Crossing are both within close proximity. Chafford Hundred Train Station provides a service to London (Fenchurch Street) in around 40 minutes.

Description

A modern mid terraced unit comprising clear span industrial/warehouse accommodation, together with ground floor welfare facilities and first floor offices.

- Eaves approx 8m
- Electric loading door
- Kitchen
- Gas fired central heating to offices
- Three phase electricity

Car parking is allocated immediately to the front.

Accommodation The approximate gross internal floor area is as follows:

Ground floor approx.	4,671 sq ft	434 sq m
First floor approx.	737 sq ft	68.5 sq m
Total	5,408 sq ft	503 sq m

Terms

A full repairing (subject to schedule of condition) and insuring lease in the process of being extended to 31st July 2034 at a recently reviewed rent of £81,000pax. The new lease shall include an upward only rent review and tenant only break, subject to 6 months notice with effect from 1st August 2029. The lease will be outside the Landlord & Tenant Act.

Tenant

Further information on request.

Proposal

£1,200,000 is sought for the freehold interest subject to the lease as described. A purchase at this level represents a NIY of 6.43% allowing for costs at 5%.

Business rates

The Rateable Value (2023) is £40,500.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The energy rating for this building is C70, expiring September 2024.

Money Laundering Regulations

All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

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.

Enquiries/viewing

Please contact us on 01708 860686 or email: jb@branchassociates.co.uk

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