

## 2 Oliver Close, Riverside Industrial Estate, West Thurrock, RM20 3EE



Detached unit approx. 3,300 sq ft (308 sq m) on a yard of approx. 65,000 sq ft (6,053 sq m) / 1.5 acres (0.6 hec)

### TO LET

- 3-phase power
- 24/7 working
- Close QEII Bridge and A13
- Regular shaped concreted yard

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

### Location

Forming part of an established Industrial Estate located 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 Generation Hire, Co-op, Amazon and the Elliott Group.

### The property

A detached unit of portal frame construction to an eaves height of approximately 4.4m and an apex of approximately 6.0m. Internally, in addition to the open plan unit, there are two storage rooms at ground floor and mezzanine office, staff room and storage. There is 3-phase electricity and LED lighting.

Three loading doors provide excellent loading facilities and open onto a substantial concreted yard which has palisade and chain-link fencing to the boundaries.

**Accommodation** Measured in accordance with the RICS Code of Measuring, the approximate Gross Internal and site areas are as follows:

	<b>Sq ft</b>	<b>Sq m</b>
Ground floor	3313	307.9
Mezzanine office/staff	381	35.5
Mezzanine storage	564	52.3
Total yard (1.5 acres/0.6 hectare)	65,134	6,053.4

### Terms

To be let on a new sub-lease for a term expiring 12<sup>th</sup> May 2028, without further rent review, outside the Landlord & Tenant Act.

### Figures

**£350,000pax.** plus VAT. Subject to satisfactory accounts, a two month rent deposit is payable. A service charge of 6% of the annual rent is also payable.

### Business rates

The Rateable Value (2023) is £158,000.

### Legal costs

£100 plus VAT per one year period.

### 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.

We have not undertaken a measured survey and recommend verification of the site area on site in due course.

### Money Laundering Regulations

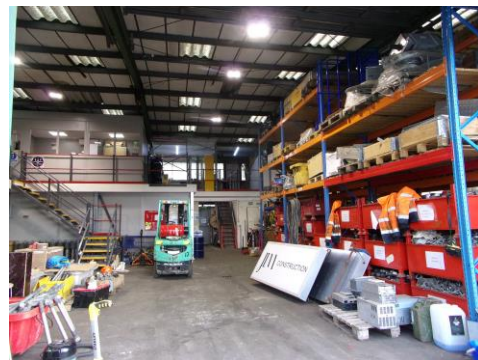
Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Energy Performance Certificate (EPC)

In the process of being prepared.

### Enquiries/viewing

Please contact us on 01708 860696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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