

1-3 Oliver Close, Riverside Industrial Estate, West Thurrock, RM20 3EE



Yard from 1 - 4.15 acres (0.4 - 1.67 hectares)
Two units approx. 3000 - 6300 sq ft (279 - 586 sq m)
Modular office/welfare approx. 1700 - 159 sq m)
Available separately or combined

TO LET

- Established location
- 24/7 access
- Close QEII Bridge and A13
- Flexible lease & area

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 largely concreted yard with some areas of tarmacadam surrounded by palisade fencing to the majority of the boundary. The yard totals approx. 4.15 acres and can be divided to suit and combined with a unit/s if required.

Two units and modular office/welfare are located on-site and can be included with yardage to suit.

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

Yard	from 1 – 4.15 acres	(0.4 – 1.67 hectares)
Unit 1	3300 sq ft	308 sq m
Unit 2	3000	295 sq m
Modular office/welfare	1700	159 sq m

Available separately or combined.

Terms

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

Figures

Rent on application. 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

There are two Rateable Value assessments (2023) of £158,000 and £181,000.

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



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