

Coward Industrial Estate

Available to Let
Warehouse

3,509 - 10,362 sq ft (326 - 962.7 sq m)



Close to Port of Tilbury



Large external yard



LED lighting



Eaves height 7.7m

Coward Industrial Estate

Chadwell St Mary, Tilbury RM16 4BF

Description

These mid-terrace industrial units have a convenient location close to the Port of Tilbury. The units have a generous 7.7 m eaves height, roof lights and surface level doors. They are currently undergoing refurbishment which will add new WC facilities, ground-floor offices and LED lighting. Outside, there is a yard area. The buildings are in a block of four and are of steel portal frame construction with external elevations of insulated profile metal cladding.

Location

The industrial estate is located off St Johns Road in the village of Chadwell St Mary located approximately 3 miles to the north of Tilbury Docks and accessed via the A1089 Dock Road and Marshfoot Road. Dock Road connects within 2 miles to the north with the A13 providing swift access to Junction 30/31 of the M25 within approximately 7 miles to the west of the estate. The estate is located to the east of Grays at Chadwell St Mary and 3 miles to the north of the Port of Tilbury and within 7 miles to the west of the M25 at Junc 30/31. Access to the nearby A13 and Port is via the A1089 Dock Road which connects with Marshfoot Road and Linford Road. The Port of Tilbury specialises in forestry products, construction material, paper, grain and recyclables and has recently been extended in a £250M investment for a new ferry freight terminal and construction materials processing facility at Tilbury 2.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. May 2023

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Accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 1	5,629	523
Unit 1b	3,541	329
Unit 2	3,530	328
Unit 3	3,509	326
Unit 4	6,301	585.4
Unit 5	7,284	676.7
Unit 11	10,362	962.7
Unit 12	10,362	962.7
Total	50,518	4,693.3

Viewing / Further Information

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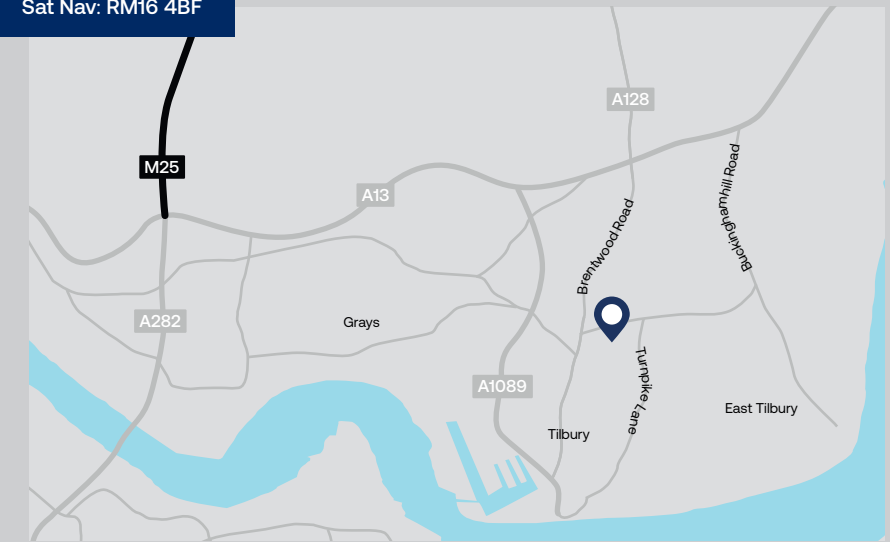


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