

MOTHERWELL WAY
WEST THURROCK | RM20 3XD



Rare freehold opportunity
25,765 ft² (2,393.64 m²)
SITE AREA: circa. 1 acre
FRONTAGE: 190 ft



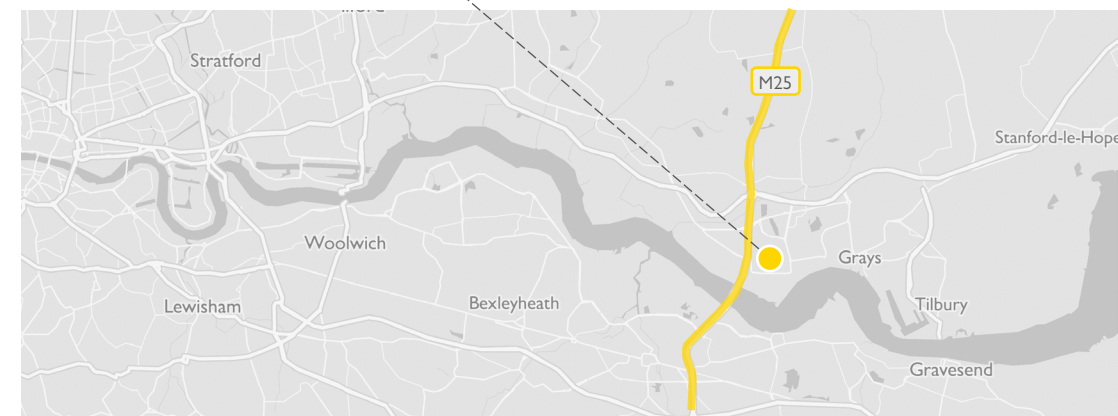
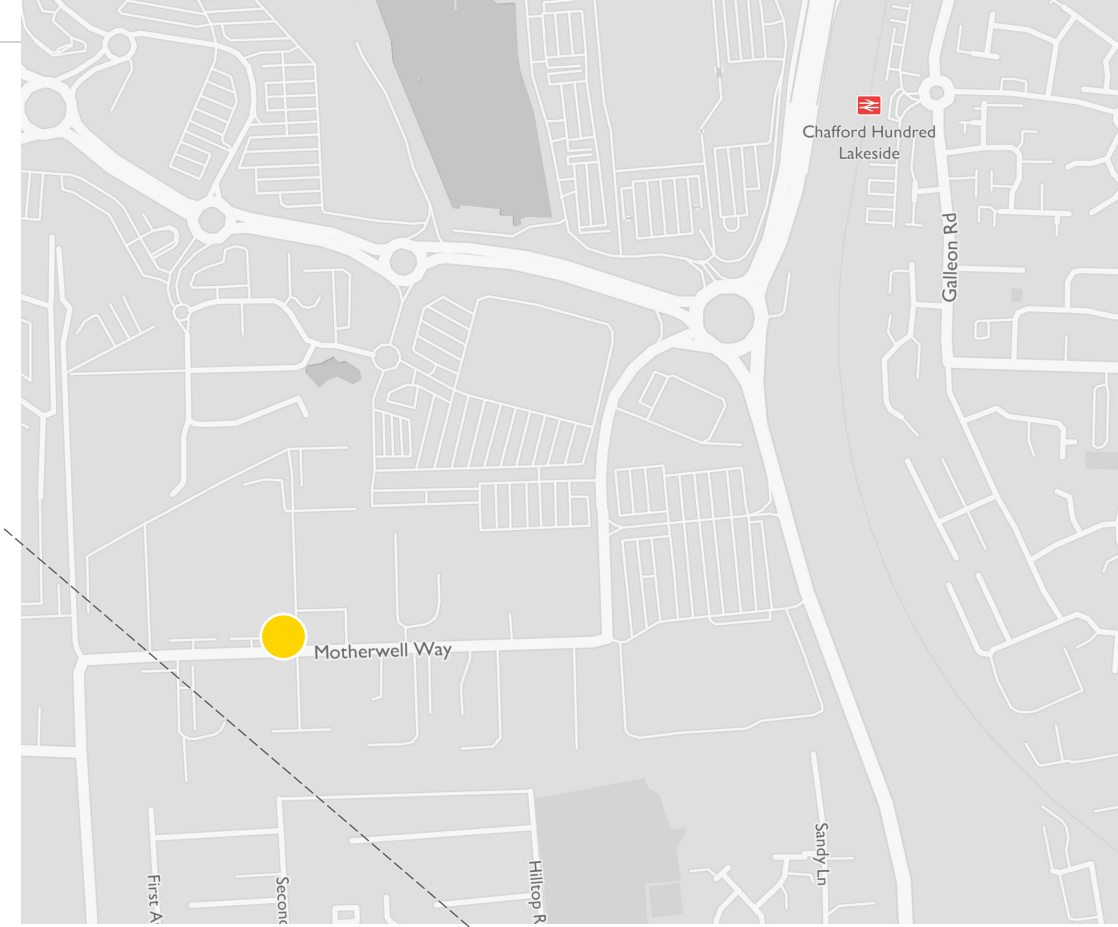
STRETTONS

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Location

The unit occupies a prominent location fronting Motherwell Way close to a number of national trade operators including Screwfix, Toolstation, HSS Hire, Topps Tiles and Dulux along with some larger retailer warehouses Ikea and B&Q. Lakeside Shopping centre is 0.5 miles away.

West Thurrock is well located for the local and National road networks giving easy access to both the M25 and the A13. In close proximity is Chafford Hundred Station, Lakeside provides links to Fenchurch Street.



Connectivity

ROAD

A13	1.6 miles	3 min
M25	2.5 miles	5 min

TRANSPORT

CHAFFORD HUNDRED	1.6 miles
TILBURY DOCKS	5.5 miles

REAR WAREHOUSE

MAIN WAREHOUSE

OFFICE

Description

Two interconnecting warehouses with offices, a retail space and a substantial secure yard / parking area. On a site of circa. 1 acre (0.4 ha).

The site also benefits from two additional storage buildings to the rear of the property.

The site has been used for mixed retail and commercial use for over 45 years, but is available for a variety of uses and has development potential.

The current planning uses include class E retail and light industrial, B2 and B8.

ACCOMODATION	FT ²	M ²
MAIN WAREHOUSE	17,678	1,642.34
OFFICE	3,187	296.08
REAR WAREHOUSE	4,900	455.22
TOTAL	25,765	2,393.64
MEZZANINE	3,332	309.55
SITE AREA	43,000	3994.83

Applicants should satisfy themselves as to the correctness of the details

AMENITIES

- Retail use
- Development potential
- Excellent road links
- Secure yard / parking
- Roadside frontage of 190 ft
- 3 phase electricity
- Mezzanine

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3 PHASE
POWER



YARD



OFFICE



ALLOCATED
PARKING



TRANSPORT &
ROAD LINKS



EAVES HEIGHT
4.5M RISING TO
7M

QUEEN ELIZABETH BRIDGE

TILBURY DOCKS

LONDON



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TENURE:

Freehold. Vacant possession to be provided within six months of completion.

PRICE:

On application

RATEABLE VALUE:

£167,000 per annum

Interested parties are advised to make their own enquiries to the Borough of Thurrock.

LEGAL COSTS:

Each party to bear their own costs

EPC:

C – 69

VAT:

VAT is payable if applicable

AML:

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements.



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