



Unit D20A, J31 Park

Motherwell Way, West Thurrock, RM20 3XD

Industrial/warehouse unit (to be refurbished)

3,456 sq ft
(321.07 sq m)

- Potential to combine with D20 to provide 6,428 sq ft (597.18 sq m)
- Eaves height 5.55m rising to 6.38m at the apex
- Ground and first floor offices
- Male and female WC facilities
- Lighting throughout
- Three phase power supply
- Security shutters

Unit D20A, J31 Park, Motherwell Way, West Thurrock, RM20 3XD

Summary

Available Size	3,456 sq ft
Rent	£57,025.00 per annum
Rateable Value	£31,250 Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	A service charge is payable for the maintenance of the common parts of the estate. Further details on request.
VAT	VAT is applicable at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

To Let - The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction incorporating blockwork walls with brick external elevations. Internally, the premises provide warehouse accommodation with a maximum eaves height of 5.55m together with ground and first floor offices plus male and female WC facilities.

Location

The property is situated on the established J31 Park, Motherwell Way, West Thurrock within 1½ miles of Junction 30/31 of the M25. The Lakeside shopping area is located just to the south of the property with nearby occupiers including B&Q, Screwfix, Toolstation and IKEA.

Accommodation

The accommodation comprises the following approx. GEA areas:

Name	sq ft	sq m
Ground - Floor Warehouse / Industrial	1,519	141.12
Ground - Floor Office	802	74.51
1st - Floor Office	1,135	105.44
Total	3,456	321.07

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



Tom Booker

01322 285 588 | 07584 237 141

tom.booker@altusgroup.com

Glenny (Joint Agent)