

Thurrock Business Centre West Thurrock

Available to Let
Four industrial warehouse units
915 sq ft (85 sq m) to 936 sq ft (87 sq m)



Fully refurbished throughout



Electric roller shutter door



Personnel door with security shutter



All mains services



Loading/parking to front



Close to junction 30 of M25

Thurrock Business Centre

Thurrock Business Centre, Breach Road, West Thurrock, Essex RM20 3NR



Description

Thurrock Bus Centre provides a terrace of industrial/warehouse units of steel portal frame construction with metal profile clad elevations. Vehicular access is provided by an electrically operated roller shutter door with personnel door adjacent leading to a small office area which then leads to the industrial/warehouse. The unit benefits from all mains services, internal security shutter to personnel door, a single WC with further amenities including LED strip lighting and a height to eaves of approx. 3.5 metres.

Location

Thurrock business Centre is located on Breach Road accessed directly off London Road a short distance from Junction 30 of the M25 intersection.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

The property is available to let on a new Full Repairing and Insuring lease for a minimum term of three years.

Viewing / Further Information

Please contact:

Glenny LLP
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Tom Gill
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VAT

VAT will be payable where applicable.

Legal Costs

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

Altus Group
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Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 8	926	86
Unit 10	926	86
Unit 11	936	87
Unit 14	915	85

Mileway