

Unit D16

J31 PARK

WEST THURROCK | RM20 3XD

**Modern mid-terrace
industrial/warehouse unit**

3,656 sq ft
(339.6 sq m)

- Eaves height 5.5 metres
- 6 allocated parking spaces
- 3 phase power
- First floor offices
- Male and female WCs



j31park.com

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Unit D16, J31 Park Motherwell Way West Thurrock Essex RM20 3XD

Terms: The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Rent: On application.

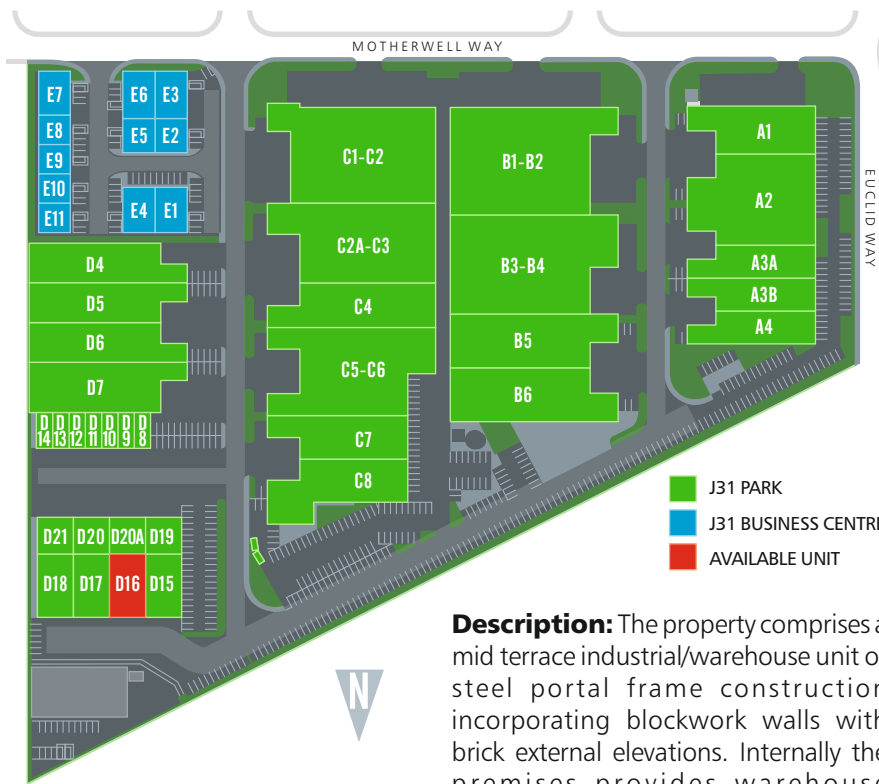
Service Charge: A service charge is payable for the maintenance of the commonparts of the estate. Further details available on request.

Legal Costs: Each party to bear their own legal costs.

EPC: The property has an EPC Rating of B44 valid until 21 June 2030.

Accommodation: The property has the following approximate GEA:

Industrial Warehouse	3,118 sq ft	289.66 sq m
Office	538 sq ft	49.98 sq m
Total	3,656 sq ft	339.64 sq m



Description: The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction incorporating blockwork walls with brick external elevations. Internally the premises provides warehouse accommodation with first floor offices.

VAT: The landlord has elected to charge VAT on the rent at the prevailing rate.

Business Rates: We are advised that the premises have a Rateable Value of £37,500 as at 1st April 2023. Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652.

Location: The property is situated on the established J31 Park, Motherwell Way, West Thurrock within 1.5 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.

Viewing and further information: Strictly by prior appointment through the joint sole agents:

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