



Unit B5, J31 Park

Motherwell Way, Grays, West Thurrock, RM20 3XD

**Modern mid-terrace
Industrial / Warehouse unit
to be extensively
refurbished. Available Q3
2024**

11,859 sq ft
(1,101.74 sq m)

- Single loading door
- Internal office
- Min. eaves height 5.5m
- Dedicated yard and parking area

Unit B5, J31 Park, Motherwell Way, Grays, West Thurrock, RM20 3XD

Summary

Available Size	11,859 sq ft
Rent	£160,000.00 per annum
Business Rates	The property has a combined rating assessment with Units B3 & B4. Interested parties are advised to make their own enquiries with the local authority.
Service Charge	Details upon request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 provides warehouse accommodation with internal office.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse with internal office	11,859	1,101.74
Total	11,859	1,101.74

Terms

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed.



Viewing & Further Information



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