

TO LET

8,488 sq ft

788.56 sq m

Unit 4, 434 London Road, 434 London Road,
West Thurrock, RM20 4DH

TO LET | Under extensive refurbishment. Detached industrial /
warehouse unit approx. 8,488 sq.ft on a secure site of 0.67 acres.



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Summary

- 4.93m - 6.43m to the apex
- 2 Electric roller shutter doors
- Extensive 0.5 acre yard
- Secure site
- 6 minutes from the M25
- Prime last mile location





Location

The estate at 434 London Road Grays is approximately 2 miles from Junction 30 of the M25 at its intersection with the A13 and 1 mile from Chafford Hundred rail station, connecting with London Fenchurch Street with a fastest journey time of approximately 33 minutes. Lakeside Shopping Centre and surrounding retail parks are also approximately 1 mile from the premises and provide extensive retail and leisure amenities.

Details

Available Size 8,488 sq ft Interested parties are advised to contact Thurrock Council on 01375 652 960 to verify the rating assessment.

Service Charge A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

EPC Rating Upon Enquiry

Description

The property comprises a detached industrial/warehouse of steel frame construction with external elevations and pitched roof of steel cladding. Access is via two electric surface level doors and externally a generous concrete surfaced yard is provided and secured in palisade fencing. Two storey portable offices may be available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	8,488	788.56	Available
Outdoor - Yard	21,780	2,023.43	Available



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