

HARWIN

Unit 3 Waterglade,
Weston Avenue, West Thurrock,
RM20 3FJ



End Terrace Warehouse with excellent parking

- 11,871sq. ft. / 1,012.82 sq. m.
- Nearby occupiers include Hotpoint, Hermes, Gusto, Royal Mail & Ford
- 2 Level loading access doors
- Generous car parking
- Good access to A13/M25

To Let

LOCATION

Thurrock is an established regional distribution centre strategically located 19 miles east of Central London and 1 mile south of Junction 30 of the M25, which provides access to the national motorway network, the Dartford Tunnel/QE11 Crossing and also the A13.

The Waterglade Industrial Estate is on Weston Avenue close to the Lakeside Retail Park.



DESCRIPTION

Unit 3 forms part of a modern five unit estate built in the early 1990s. The unit is of steel portal frame construction with part brick/block work and part lined profile metal cladding under a single pitch roof incorporating roof lights. The unit benefits from fitted office accommodation in addition to open warehouse space.

TENURE

The property is available by way of new Full Repairing & Insuring lease from the landlord, on terms to be agreed.

ACCOMODATION

Unit 3 11,871sq. ft. / 1,102.82 sq. m

RENT

£192,904 per annum exclusive



VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

SERVICE CHARGE

We are advised there is a Service Charge applicable for maintenance, repair & common services to the estate. Further details upon request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

B

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the enant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.



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Details prepared on 14/02/24

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