HARWIN

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

End Terrace Warehouse with excellent parking

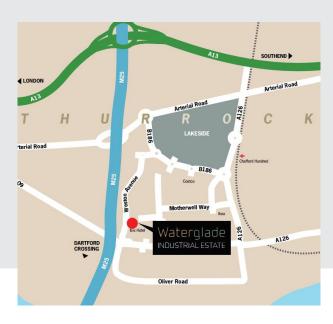
- 11,871sq. ft. / 1,012.82 sq. m.
- Nearby occupiers include Hotpoint, Hermes, Gusto, Royal Mail & Ford
- 2 Level loading access doors
- · Generous car parking
- Good access to A13/M25



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.



Daniel Harness 07887 058 676 daniel@harwinproperty.co.uk



Details prepared on 14/02/24

Misrepresentation Act 1967: Harwin Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Harwin Property Consultants Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment