

# HARWIN

Unit 11 Thurrock Trade Park,  
Oliver Road, West Thurrock,  
RM20 3AL

Warehouse/Industrial Unit  
4,842 sq ft / 449.82 sq m

- Min. internal height 6m
- Floor loading 35 kN/m<sup>2</sup>
- Single electric loading door
- 100% roof lights
- Refurbished first floor office
- EV charging point



To Let

## DESCRIPTION

Unit 11 is a mid-terrace industrial warehouse units of steel frame construction with profile metal clad elevations under a pitched roof incorporating translucent roof lights.

Internally the unit has a first floor office with suspended ceilings carpeting, heating and lighting. The unit additionally benefits from allocated parking and a service yard.

## LOCATION

Oliver Road connects with the M25 at Junction 30/31 within 1.5 miles to the north via St Clements Way and Stonehouse Lane. Lakeside Shopping Centre and Chafford Hundred railway station are a short distance to the north. Neighboring occupiers include Amazon, Royal Mail, Co-operative and PTS.

## RENT

Price On Application

## ACCOMMODATION

Warehouse	4,334 sq. ft. / 402.73 sq. m
Office	508 sq. ft / 47.10 sq. m.
<b>Total</b>	<b>4,842 sq.ft. / 449.83 sq. m.</b>

## TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

## 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 tenant 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@harwinpropery.co.uk

### Details prepared on 18/07/23

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