

Unit B5

J31 PARK

WEST THURROCK | RM20 3XD

Fully Refurbished
EPC: A+

Modern mid-terrace industrial/Warehouse

14,597 sq ft (1,356.11 sq m)



- Single loading door
- Minimum eaves height 5.7m
- Dedicated yard and parking area
- Air conditioned offices at ground and first floor
- LED lighting throughout
- EV charging point
- Separate WCs
- Solar PV panels on the roof
- Kitchenette
- EPC: A+



j31park.com

Unit B5

J31 PARK

WEST THURROCK RM20 3XD

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

Terms: The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Rent: On application.

Service Charge: A service charge is payable for the maintenance of the commonparts of the estate. Further details available on request.

Legal Costs: Each party to bear their own legal costs.

EPC: A+

Accommodation: The property has the following approximate GEA:

Ground - Warehouse	12,042 sq ft	1,118.74 sq m
Ground - Offices	1,277 sq ft	118.64 sq m
First Floor Offices	1,278 sq ft	118.73 sq m
Total	14,597 sq ft	1,356.11 sq m



- J31 PARK
- J31 BUSINESS CENTRE
- AVAILABLE UNIT

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.

Description: 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 ground and first floor office space.

VAT: The landlord has elected to charge VAT on the rent at the prevailing rate.

Business Rates: Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652.

Viewing and further information: Strictly by prior appointment through the joint sole agents:

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