

Unit D5-D6

J31 PARK

WEST THURROCK | RM20 3XD

Modern mid-terrace industrial/
warehouse unit
20,024 sq ft (1,860 sq m)

- Landlord solar panels on roof to provide power at a discounted rate
- Extensively refurbished in 2020 to include new roof
- Two electrically operated roller shutter doors
- Eaves height 5.7 metres
- Secure yard
- Ground & first floor offices
- Male and female WCs



j31park.com

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Unit D5-D6, 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's: Unit D5 = 10/A & Unit D6 = 6/A

Accommodation: The property has the following approximate GEA:

| | | |
|--------------------------|---------------------|---------------------|
| Ground Offices Warehouse | 18,442 sq ft | 1,713.3 sq m |
| First Floor Offices | 1,582 sq ft | 147 sq m |
| Total | 20,024 sq ft | 1,860.3 sq m |



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 terraced warehouse/industrial unit of steel portal frame construction with external elevations in brick profile metal sheeting. The unit benefits from two storey offices with secure fenced yard and parking to the front.

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:

Tom Booker: 07584 237141
tbooker@shw.co.uk

Stephen Richmond: 07771 900682
srichmond@shw.co.uk



Daniel Wink: 07717 545 532
d.wink@glenny.co.uk

Tom Gill: 07881 848 160
t.gill@glenny.co.uk

GLENNY

01268 540 771

GLENNY.CO.UK

