

9 Watson Close
Grays
Essex
RM20 3EF

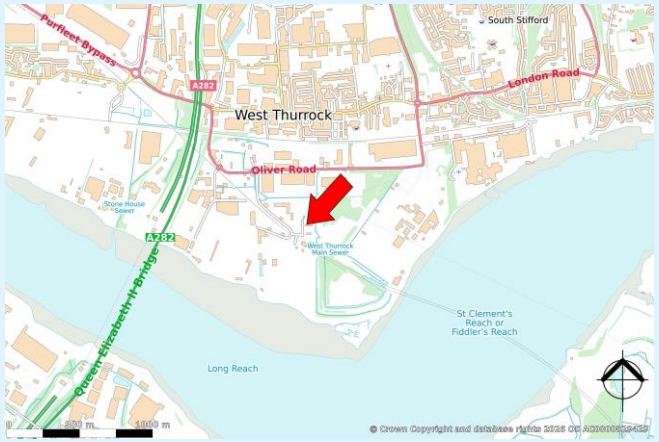
TO LET – ASSIGNMENT, SUB LETTING OR NEW LEASE
DEPOT FACILITY ON A SITE OF APPROX 0.987 ACRES
BUILDINGS APPROX 6,475 SQ FT (601 SQ MS) WITH 35,000 SQ FT YARD (3,251 SQ MS)

DEDMAN GRAY COMMERCIAL

9 Watson Close, Grays, Essex, RM20 3EF

Description
Depot facility comprising two detached industrial/workshop buildings, one of which is arranged to provide office, amenity and storage areas. Externally there is a large, concreted yard which is secured by steel palisade fencing and gates.

Location
The site is located on Watson Close, just off Oliver Road in West Thurrock and is situated within the Thames Gateway, approx. 25 miles east of London and close to the A13, the M25 and the QE2 Bridge. Mainline train services are available at Grays Station (C2C – London Fenchurch Street line).





Accommodation
The property has been measured on a Gross Internal (GIA) basis, and the following approx. floor areas calculated:

Building 1:		
Ground Floor Stores & Amenity:	1,569 sq ft	(145 sq ms)
Ground Floor Workshop:	734 sq ft	(68 sq ms)
1st Floor Offices:	1,694 sq ft	(157 sq ms)
Building 2:		
Workshop:	2,478 sq ft	(230 sq ms)
Yard:	35,000 sq ft	(3,251 sq ms)

Terms
Available by way of an assignment or subletting of an existing 5 year lease commencing 4 September 2023, and subject to a rent of £175,000 without review.

Alternatively, we understand that the landlords are willing to enter into negotiations for a new lease, subject to a rent of £230,000 p.a.

VAT
Vat is applicable.

Key Features
- Depot Facility
- Workshops, Stores & Office Accommodation
- Large Secure & Concreted Yard
- Established Commercial Area
- Immediate Availability
- Assignment/Subletting/New Lease Opportunity

Business Rates
The building currently appears on the 2026 Rating List as 'Storage Depot & Premises' with an adopted rateable value of £116,000.

Commercial Energy Performance Certificate
Available for inspection on request.

RENT: £175,000 per annum (Plus VAT)







Legal Fees
Each party to bear their own.

Viewing Arrangements
Strictly via the Joint Letting Agents. For more details or to arrange a viewing please contact:

Roy Horton
DD: 01702 311039
E: royhorton@dedmangray.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671




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