



## THURROCK OPEN STORAGE PARK

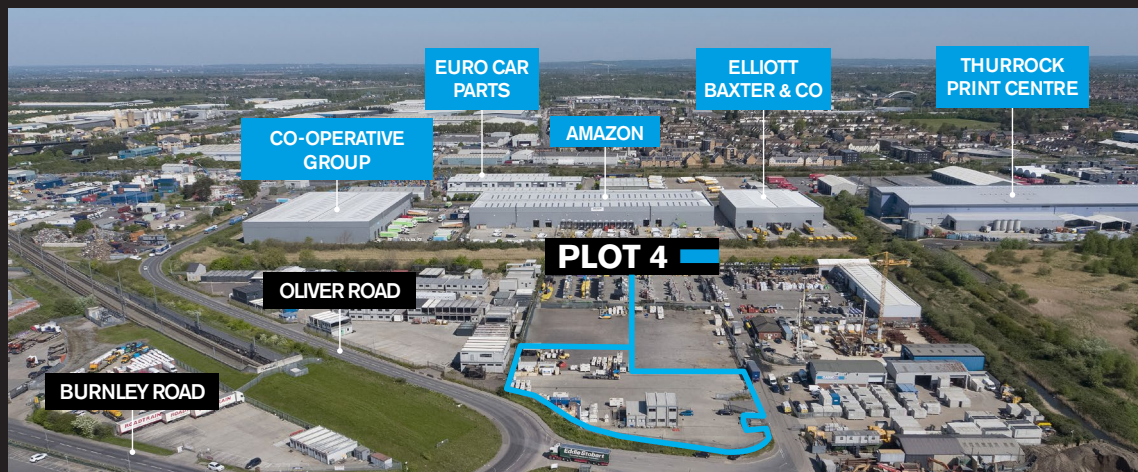
RIVERSIDE INDUSTRIAL ESTATE  
RM20 3EE

PLOT 4

4

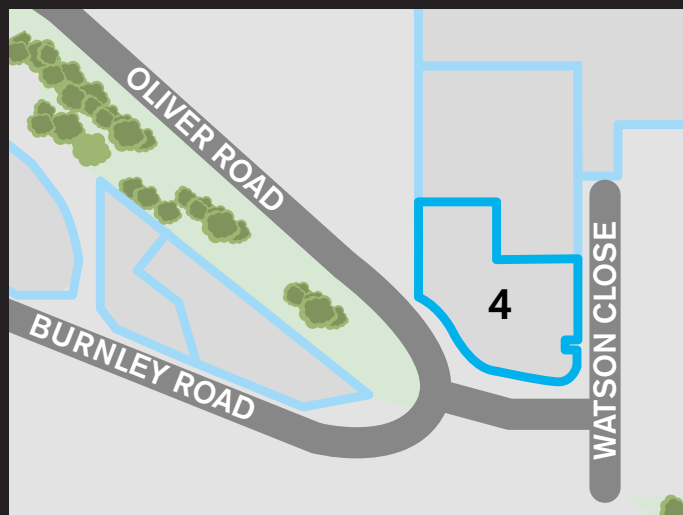


1.41 ACRES (0.57 HA) FULLY CONCRETED SITE SUITABLE FOR  
OPEN STORAGE



## LOCATION

Thurrock Open Storage Park is located in West Thurrock, an established industrial location with a variety of local and national occupiers evident including Navigator Terminals, Royal Mail, Menzies, Burdens and Co-operative Group. Situated on the north bank of the River Thames, the site is approximately 17 miles (27km) to the east of Central London. Transport links are excellent with Junction 30/31 of the M25 motorway and the A13 lying approximately 1.5 miles (2.4km) to the north west, giving access to the national motorway network.



## DESCRIPTION

Plot 4 is a cleared level site of 1.41 acres (0.57 ha). Features includes a concrete surfaced yard, secure fencing, drainage, water and power connections.

## PLANNING

The site was previously used for light industrial and open storage purposes. It may be suitable for alternative uses subject to planning and applicants are advised to contact the planning department of Thurrock Council.

## SUMMARY

<b>RENT</b>	Rent on application.
<b>BUSINESS RATES</b>	Interested parties are advised to make their own enquiries with the local authority.
<b>VAT</b>	To be confirmed.
<b>LEGAL FEES</b>	Each party to bear their own costs.

## TERMS

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed. Rent on application.

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