

TO LET

20 UPMINSTER TRADING PARK, WARLEY STREET, UPMINSTER, ESSEX. RM14 3PJ



MODERN LIGHT INDUSTRIAL UNIT

Approx. 4,322 sq ft (399.5 sq m)

Excellent Location for A127 and M25

Forecourt and Parking Facilities

**Lambert
Smith
Hampton**

lsh.co.uk

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LOCATION

The property is located on Upminster Trading Park which is located off Warley Street and connects to the A127 to the north, which in turn connects to Junction 29 of the M25. Upminster Trading Park is also well located for West Horndon Railway Station being approximately 2.5 miles distance away. West Horndon railway station connects in to London Fenchurch Street with a travel time of approximately 30 minutes.

DESCRIPTION

Unit 20 Upminster Trading Park is an end of terrace industrial unit with a forecourt and parking facilities to the front. The property is of steel portal frame construction, with metal profile external cladding and has full height block work. The ground floor comprises of a light industrial production and storage facilities with ground floor WC's, offices and reception. The property is accessed via a single level access roller shutter door and the offices have a separate pedestrian access. The first floor area comprises of WC's, kitchen and fitted offices stretching above the whole of the ground floor area. The offices have suspended ceiling, painted plaster walls, raised floor and is carpeted throughout. The windows are double glazed and there is central heating with comfort cooling.

ACCOMMODATION

The property has been measured on a gross internal area basis and has the following approximate areas.

Floors	Sq ft	Sq m
Ground Floor Warehouse	2,212	205.5
First Floor Offices	2,110	194
Total	4,322	399.5

VAT

VAT may be payable at the prevailing rate.



TERMS

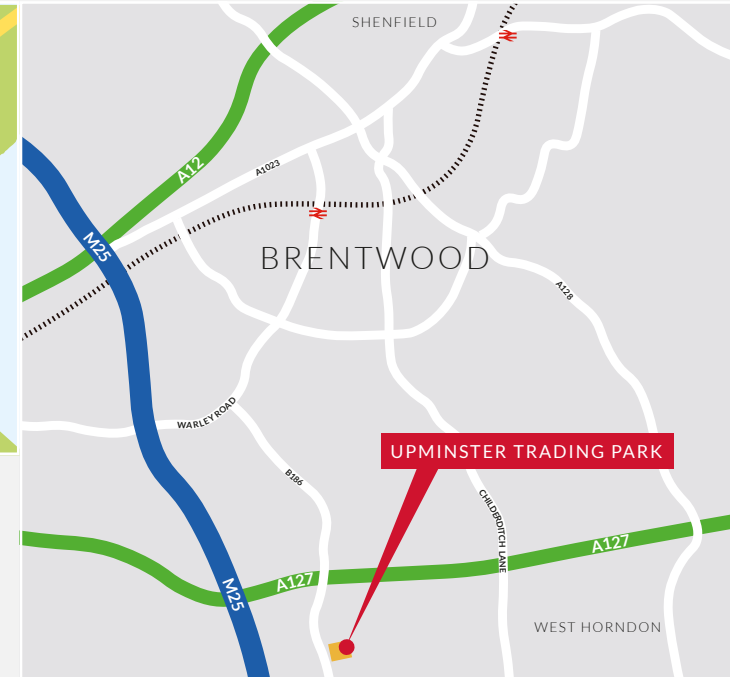
The property is currently leased until December 2020 and is available by way of assignment of the existing leasehold interest, sub-letting until the end of the term outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 or a new lease directly from the Landlord may also be possible.

RENT

Price on Application.

EPC

The property is rated D (77).



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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