



## Unit 9 Cliffside Trade Park

Motherwell Way, West Thurrock, RM20 3LE

### Mid-Terrace Industrial/Warehouse/ Trade Counter Unit

**8,844 sq ft**  
(821.63 sq m)

- Single level shutter door
- Minimum eaves height 8.5m rising to 10m
- 3 phase power
- LED lighting
- Parking for 14 cars
- High profile trade oriented estate

## Summary

Available Size	8,844 sq ft
Rent	Rent on application
Rateable Value	£79,500 wef April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	TBC.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

## Description

The property comprises a mid-terrace industrial/warehouse of steel frame construction with external elevations of profile metal cladding.

First floor offices are provided along with a substantial mezzanine floor which has been retrospectively fitted by the current tenant.

Externally, parking is provided for 14 cars along with a yard apron to access the unit.

## Location

Cliffside Trade Park is located off Motherwell Way in West Thurrock adjacent to IKEA and close to Lakeside Shopping Centre. Thurrock is an established regional industrial / trade centre strategically located 19 miles east of Central London and 1 mile south of junction 30 of the M25, which provides access to the national motorway network, the Dartford Tunnel / QEII Crossing and A13.

Occupiers on the estate include Howdens Joinery, Hayley Southern, Tile Style, Torque Developments and A J Cope. Neighbouring occupiers include IKEA, B&Q, Screwfix and Toolstation.

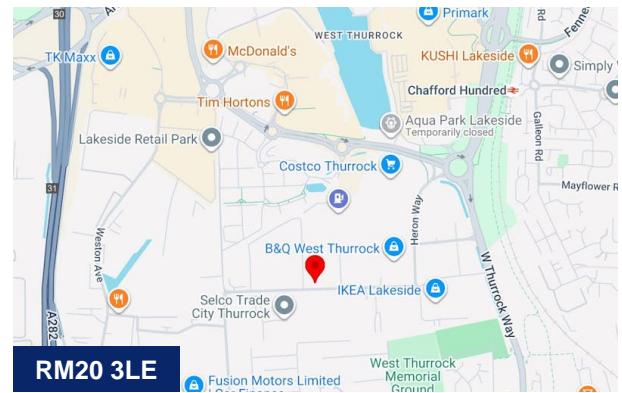
## Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	5,297	492.11
Ground - Floor Office	1,773	164.72
1st - Floor Office	532	49.42
Mezzanine	1,242	115.39
<b>Total</b>	<b>8,844</b>	<b>821.64</b>

## Terms

The property is held on a lease from July 2022 for a term of 10 years with a break option in July 2027. The unit is available by way of a subletting/assignment or a new lease directly from the landlord.



RM20 3LE

Fusion Motors Limited

West Thurrock Memorial Ground



## Viewing & Further Information



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