



SMC
Brownill
Vickers

To Let

Light industrial to let located on Walsham Enterprise Centre, Grays

£10,000 per annum

Unit 2 Walsham Enterprise Centre, Globe Industrial Estate, Rectory Road, Grays, RM17 6ST

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- Small industrial unit to let
- Located on Walsham Enterprise Centre in Grays - good access to A13 to Central London & Greater London
- Small business rates relief should apply
- Available on a new lease



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop Area	650	60.39	Let
Mezzanine	413	38.37	Let
Total	1,063	98.76	

Description

The property comprises workshop / industrial unit, which provides workshop space with ancillary space including an office, WC facilities and mezzanine storage. The property benefits from a front roller shutter door. There is parking / loading to the front forecourt.

Location

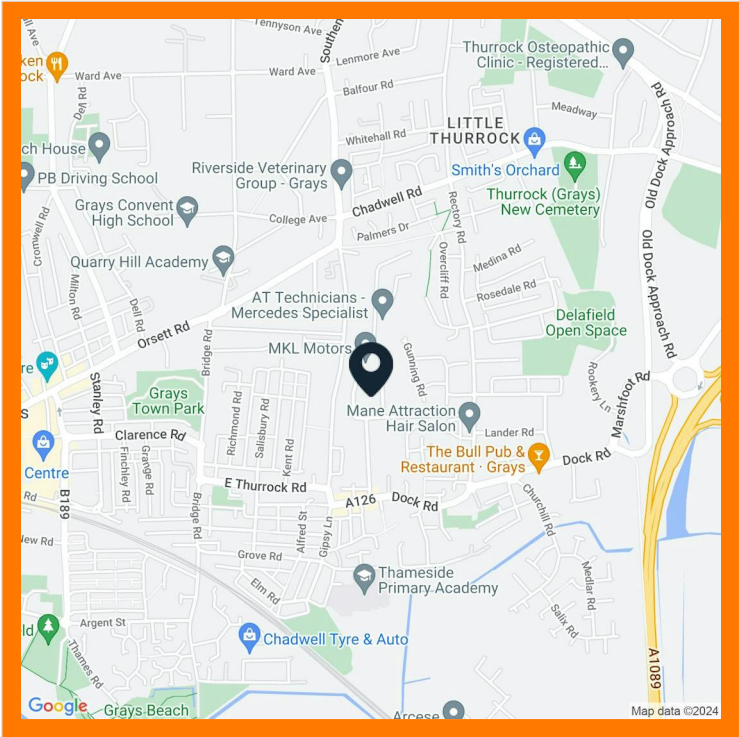
The property is located at Walsham Enterprise Centre within the Globe Industrial Estate in Grays, Essex. The property is approximately 1 mile from Grays town centre, and 2 miles from the A13 which links to the M25, providing access to Central London, Greater London, Essex and Kent.

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Unit 2 Walsham Enterprise Centre, Globe Works, Rectory Road, Grays, Essex, RM17 6ST
Description: Store and premises
Rateable Value: £8,000

The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes



Rent Deposit

A rent deposit will be held as a bond for security purposes.

Rent / Lease Terms

Rent: £10,000 pa paid quarterly. We are informed VAT is payable on the rent.

PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site.

Estate Management Charges

Yard maintenance charge of approximately £200 pa, and buildings insurance of £400 pa. These figures will vary from year to year.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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