



Unit 4 Castle Park West Thurrock

730 London Road, Grays, RM20 3NL

Industrial Building with Ground Floor Offices and Secure Yard

5,465 sq ft
(507.72 sq m)

- 5m eaves height
- 2 roller shutter loading doors
- Ground floor office
- Concrete surfaced secure yard
- To be refurbished
- Kitchenette

Summary

Available Size	5,465 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

The property comprises a refurbished corner industrial building with ground floor offices of steel portal frame construction with external elevations of metal cladding and brickwork underneath a pitched roof. An external yard is provided with gated entrance and steel palisade fencing.

Location

Castle Park, West Thurrock benefits from excellent transport connections, with close proximity to the M25 and Dartford Crossing. The location also offers easy rail access to Central London, with Purfleet station providing a quick 29-minute journey to Fenchurch Street.

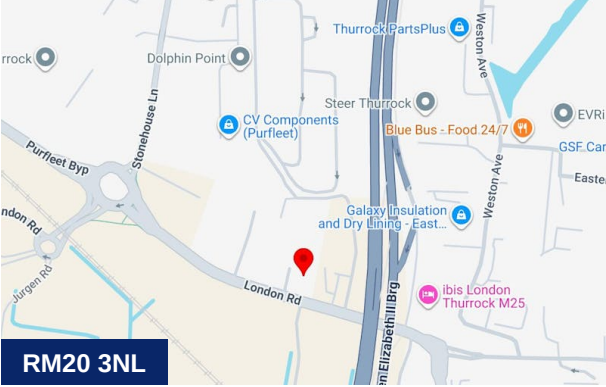
Accommodation

The accommodation comprises the following approximate GIA areas, currently includes a mezzanine of 4,757 sq ft. Unless an occupier requires the mezzanine to remain, it will be removed as part of the building refurbishment:

Name	sq ft	sq m
Ground - Floor Warehouse	4,757	441.94
Ground - Floor Offices	708	65.78
Total	5,465	507.72

Refurbishment

The landlord will shortly undertake a refurbishment exercise designed to increase the current EPC of C53 to B. Further details on application.



Viewing & Further Information



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