

UNIT 6A WATERGLADE

WESTON AVENUE | WEST THURROCK

RM20 3FJ



MODERN HIGH-EAVES WAREHOUSE / LOGISTICS PREMISES

TO LET - 22,492 SQ FT (2,089.58 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

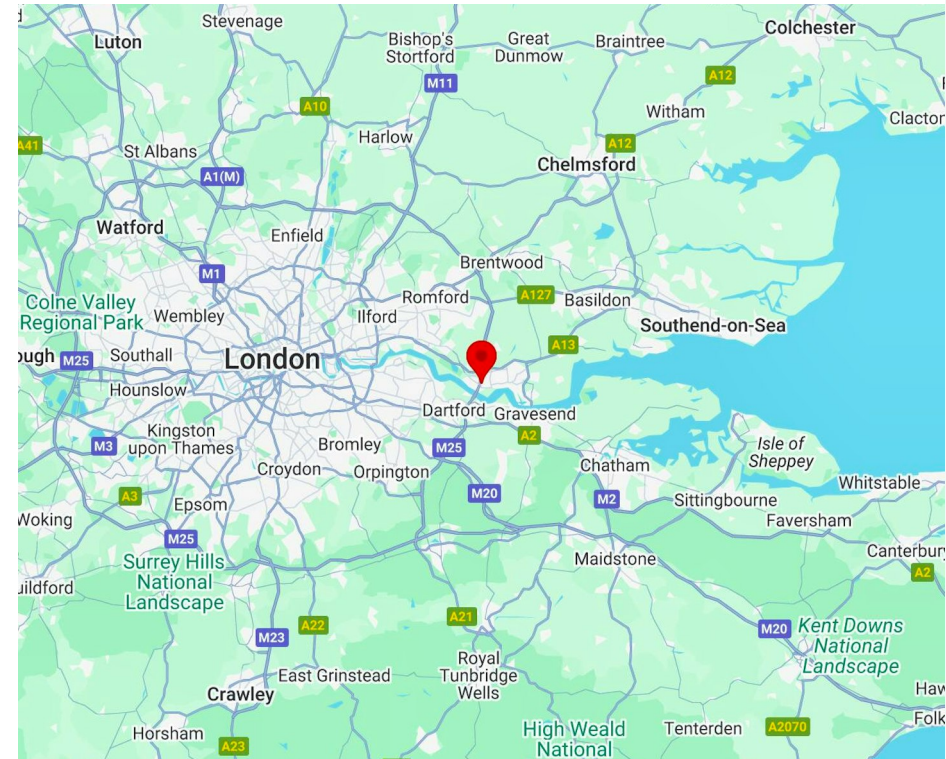
- Excellent Access & Proximity to M25 (J30/31)
- Eaves Height 6.4m rising to 10.6m
- Secure Gated Yard To One Side (approx. 7,000 sq ft)
- Ample Parking
- Ground Floor Office / Showroom (can be removed if required)
- 2 x Surface Level Loading Doors (5.3m W x 6m H)
- Internal Gantry Crane System (can be removed if required)

LOCATION

The property is located off Weston Avenue close to the M25 J30/31 and the Lakeside Shopping Centre. Central London is located approx. 18 miles west via the A13.

DESCRIPTION

The property comprises a modern, semi-detached warehouse / logistics unit with secure gated yard and ample car parking. Internally, to the front left corner of the unit, is an impressive, double-height showroom together with ancillary offices, kitchen and WC facilities. The warehouse element benefits from impressive 10.6m eaves (max), gantry crane system, high-bay LED light fittings and two surface level loading doors.



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SUMMARY

- Rent: Rent on application
- Available Size: 22,492 sq ft
- Rates Payable: £116,844 per annum based on current valuation.
- EPC: On application

TERMS

The property is available by way of an assignment or sublease for a maximum term expiring December 2032. There is a tenant-only break in December 2027.

Alternatively, a new lease may be available direct from the Landlord on terms to be agreed.

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M
Ground	22,492	2,089.58
TOTAL	22,492	2,089.58

Floor areas are approximate GIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



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