

**Unit 62A, Thames Industrial Park
Princess Margaret Road,
East Tilbury,
Tilbury, RM18 8RH**



**TO LET, EAST TILBURY ESSEX
INDUSTRIAL UNIT WITH OFFICES 1,700 SQ. FT. & PARKING**



- 1,700 Sq.Ft. Overall
- Year 1 £17,272 pa
- Year 2 & 3 £20,950 pax
- Stepped rent subject to a minimum 3 year term.
- 3 Phase Power
- WC & Kitchenette
- Parking To The Front
- Excellent Transport Links
- 3 Year FRI Lease

Accommodation:

Situated on an established industrial estate being within walking distance of East Tilbury Railway Station.



Comprising 1,700 sq.ft. of Industrial space with WC & kitchenette.

Terms:

A new 3 year fully repairing and insuring lease will be made available at a commencing rent of £17,272 plus VAT per annum. Service charge & Building Insurance are applicable and further details available upon request.

Business Rates:

Interested parties are advised to seek verification from Thurrock Borough Council on 01375 652 960.

Energy Performance Certificate:

A full copy of the EPC has been requested and will be available shortly.

Legal Fees:

Each party is to be responsible for their legal fees.

Viewing:

By prior appointment with Dedman Gray Commercial on 01702 311111.