

GRAYS

Thurrock Business Centre, 2 & 4 George Street, RM17 6LY

*Guide Price: £560,000 plus



- | Detached Freehold Offices Currently Utilised as a Business Centre
- | Gated Off-Street Car Parking
- | Potential For Continued Business Centre Use, Offices, Or Redevelopment (STPP)
- | Approximately 678.90 Sq M (7,307 Sq Ft) GIA
- | Let Until 31 July 2027 On Profit Share Arrangement (Outside Of L&T Act)

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Description

The property comprises a detached freehold office building currently utilised as a business centre. The accommodation extends to approximately 678.90 sq m (7,307 sq ft) GIA and is arranged to provide office and ancillary accommodation.

The building is understood to have formerly been used as a Post Office and retains a number of character features. The property is not understood to be listed. Externally, gated private car parking is provided to the rear. The total site extends to approximately 0.095 hectares (0.235 acres).

The property occupies a position just off the High Street, adjacent to a Morrisons supermarket and opposite the former cinema site, where a planning application is understood to be pending for hotel use.

Location

Thurrock Business Centre is situated on George Street in Grays, Essex, approximately 0.3 miles to the north of Grays town centre. The surrounding area comprises a mix of retail, commercial, and residential uses.

Grays railway station is located approximately 0.2 miles to the south, providing rail services to London Fenchurch Street. The property is also within proximity to the A13, which provides access east towards Southend-on-Sea and west towards the London Docklands and the City. The M25 (Junction 30) lies approximately 2.5 miles to the west, providing connections to the national motorway network.

Local amenities are available within Grays town centre, including retail, banking and food outlets. Bus services operate along nearby routes, providing connections to surrounding areas within Thurrock.

Tenure

Freehold under Title Number EX757302.

Planning Authority

Thurrock Council - www.thurrock.gov.uk

Bidder Registration

Registration for bidding will close at 2:00 pm the day before the auction, after which we cannot guarantee giving you permission to bid at the auction.

Energy Performance Certificate 2 George Street - E:102
4 George Street- E:112

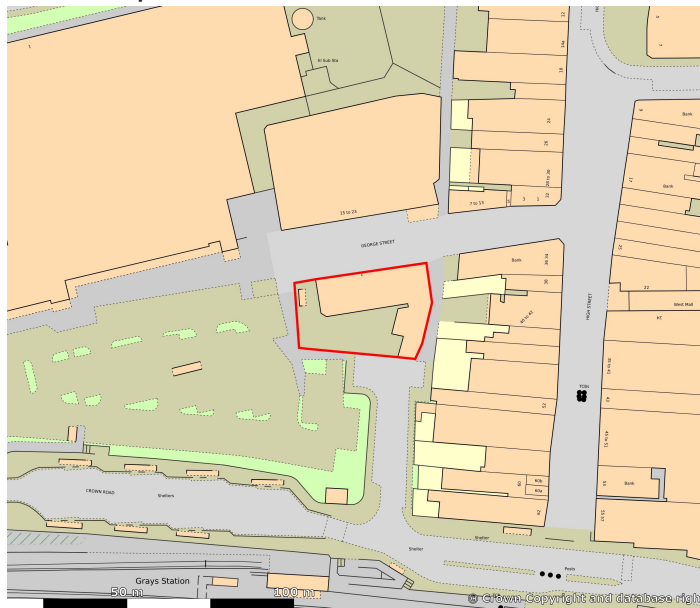
VAT The property is elected for VAT

Joint Agent

James Wood
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Office Contact

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Tenancy

The property is let to NWES Property Services Limited by way of a renewal lease dated 18 December 2025 for a term from 21 December 2025 to 31 July 2027. The lease is contracted outside the security of tenure provisions of sections 24–28 of the Landlord and Tenant Act 1954.

The rent is calculated by reference to the lease provisions and is understood to comprise 90% of Operating Profits, with the tenant required to provide annual accounts detailing revenue, permitted costs, outgoings and any operating profit or loss.

The permitted use is as a business centre / offices within Use Class E.

Note

In 2022/23, total income was £118,037.61 and total operating costs were £90,029.11, resulting in a profit of £28,009.50. The rent received, based on 90% of profit, was £25,207.65.

In 2023/24, total income was £127,881.46 and total operating costs were £106,438.40, resulting in a profit of £21,443.06. The rent received (90% of profit) was £19,298.75.

In 2024/25, total income was £112,581.81 and total operating costs were £104,096.65, resulting in a profit of £8,485.16. The rent received, calculated at 90% of profit, was £7,636.64.

2025/26 figures are awaited.