

TO LET

**Surplus Warehouse
With Two Roller Shutters**

10,971 sq. ft. (1,019 m²)

UNIT B, QE LOGISTICS LIMITED

690 London Road, West Thurrock, Essex, RM20 3LD

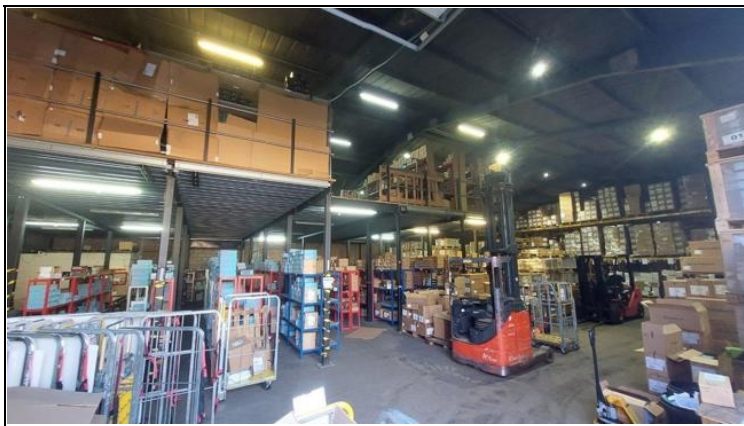
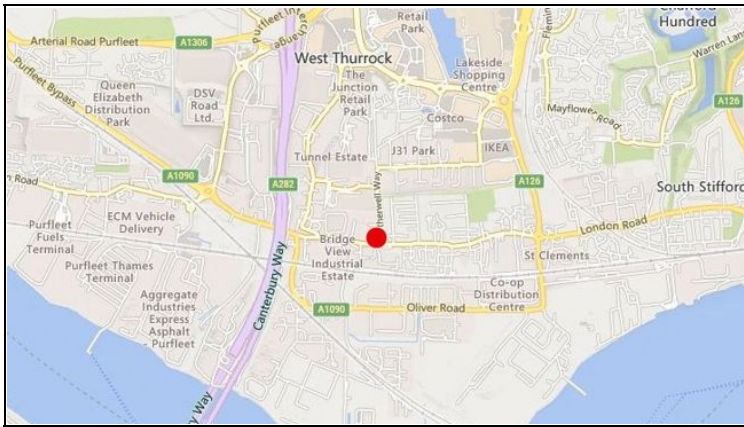


- Three Phase Electricity
- Storage Mezzanine
- Established Business Location

- W/C Facilities
- On Site Parking
- New Lease

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

West Thurrock is a satellite of London, located approximately 22 miles to the east of its centre. The area is bounded by the A13 trunk road to the north, Grays to the east, the M25 London Orbital Motorway, Dartford river crossing, to the west and the River Thames to the south. Owing to its position, the area benefits from very good access to the national road network.

DESCRIPTION

The property is located within the landlords site, and provides self contained surplus warehouse. The unit is rectangular in shape and provides warehouse/industrial unit or concrete frame construction arranged to provide open bay warehouse, with two roller shutters. W/C facilities are provided, along with a small office/staff room. Two mezzanine storage areas provide high level storage, Externally the unit provides parking and loading area, but no yard.

ACCOMMODATION

Warehouse (and staff room)	10,971 sq. ft. (1,019 m ²)
Plus Mezzanine Storage	2,550 sq. ft. (237 m ²)
Total	10,971 sq. ft. (1,019 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£127,500 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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