

Plot 19 Oliver Road, Thurrock Open Storage Park, West Thurrock RM20 3EE



Yard approx. 29,664 sq ft (2756 sqm)

Lease for assignment/sub-let

- Main Road frontage
- M25 approx. 1.5 miles
- Hard surface
- Palisade fencing & gates
- Established industrial location
- Close Lakeside

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

Forming part of an established Industrial Estate located off Oliver Road, approx. 1.5 miles South of junction 30/31 of the M25. Chafford Hundred Train Station is approx. 2.5 miles distant, providing a service to London (Fenchurch Street) in approx. 33 minutes. Nearby occupiers include The Coop, Amazon and the Elliott Group.

### The property

The yard fronts Oliver Road and benefits from a private access off Oliver Close. It is self-contained being partly concreted and compacted surface. It has been used for the parking of articulated vehicles and cranes previously. There is palisade fencing to the main boundaries.

### Accommodation

The approximate site and floor areas are as follows:

<b>Property</b>	<b>Sq ft</b>	<b>Sq m</b>	<b>Acre</b>
Plot 19	29664	2756	0.68

### Terms

Held under full repairing and insuring lease to 9<sup>th</sup> October 2028 outside the renewal provisions of the Landlord & Tenant Act. Insurance and a service charge are payable. Our client is looking to assign the leases or sub-let. The rent is £160,518 pax plus VAT.

### Business rates

The Rateable Value (2023) on Plot 19 is £54,500.

### Legal costs

Each party is responsible for the payment of its own legal costs.

### Anti money Laundering Regulations

All tenants/buyers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested. The yards have been measured by Promap Digital Mapping and should be verified on site area on site in due course.

### Enquiries/viewing

Please contact us on 01708 860696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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