

19 Clipper Park, Thurrock Park Way, Tilbury, Essex RM18 7HG



Modern end-terrace unit

To Let

Approx 1,734 sq ft (161.26 sq m)

Unit 21 approx. 2806 sq ft (260.9 sq m) also available

- Eaves approx 5.5m
- Open plan
- Electric Loading Door
- 3-phase power
- Gas supply
- CCTV (joined with unit 21)

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

### Location

The unit forms part of the Clipper Park estate, located directly off Thurrock Park Way and A1089 Dock Road.

The main route of access to the unit is via the A1089 which feeds directly into the A13, a short distance to the North. The A13 leads either east to Basildon and Chelmsford or west to Junction 30 and 31 of the M25. Tilbury Town Station provides a service to London (Fenchurch Street) in approx 41 mins.

### The property

An end-terrace warehouse/industrial unit with electrically operated loading door and pedestrian door, both with security shutters to the front.

Constructed in 2007, the unit offers column free space with an eaves height of approx 5.5m.

There is loading access and parking immediately to the front.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross external floor area is:

Ground Floor	1,734 sq ft	161.2 sq m
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Unit 21 approx. 2,806 sq ft (260.9 sq m) also available

### Terms

To be let on a new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

### Figures

**£25,000 plus VAT.** A service charge is payable towards communal expenditure. Business rates, utilities and building insurance are payable in addition. Subject to accounts, a rent deposit will be payable.

The rent for unit 21 is £37,500 per annum exclusive.

### Business rates

The Rateable Value (2017) is £13,500. Assuming the tenant qualifies, Small Business Rate Relief applies to the unit.

### Legal costs

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

### EPC

The original EPC rating was D82, expiring 24<sup>th</sup> June 2022. An updated report is in the process of being prepared.



### 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.

### Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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