



**UNIT APPROX. 2,220 SQFT (206.2 SQM) WITH YARD
APPROX 1,450 SQFT (134.7 SQM)**

Rent: £57,000 Per Annum

Unit A Broadway
Globe Industrial Estate
Rectory Road
Grays
Essex
RM17 6EW

- Recently Constructed
- Fenced and Gated Yard
- 3 Phase Power
- Electric Roller Shutter
- Vacant
- LED Lighting

UNIT A BROADWAY, GLOBE INDUSTRIAL ESTATE, RECTORY ROAD, GRAYS, ESSEX, RM17 6EW

Location

Forming part of a popular trading estate, less than 3 miles from the A13. Grays c2c Station is only 1.3 miles away, providing a service to London Fenchurch Street in only 35 minutes. Tilbury Port is only 2.5 miles distant.

The Property

A brand new unit offering clear span space with an eaves height of approx. 4.77m, accessed via a full height electric roller shutter loading door. To the rear is a recently constructed mezzanine. There are toilet facilities to ground floor. The unit is provided with 3-phase power and LED lighting.

Externally, there is a private, concrete, palisade fenced and gated yard to the front.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	1,650	153.28
Mezzanine	570	52.95
Yard	1,450	134.7
TOTAL	3,670	340.94

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£57,000pax

VAT

VAT is not payable.

Legal Costs

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

Energy Performance Certificate (EPC)

Further details on request.

Business Rates

Further details on request.

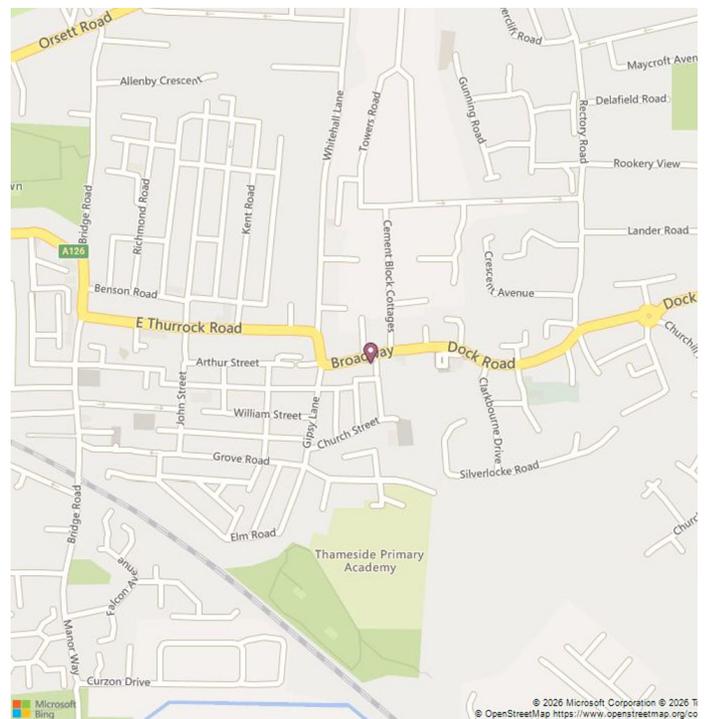
Agents Note

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 or email:

office@branchassociates.co.uk



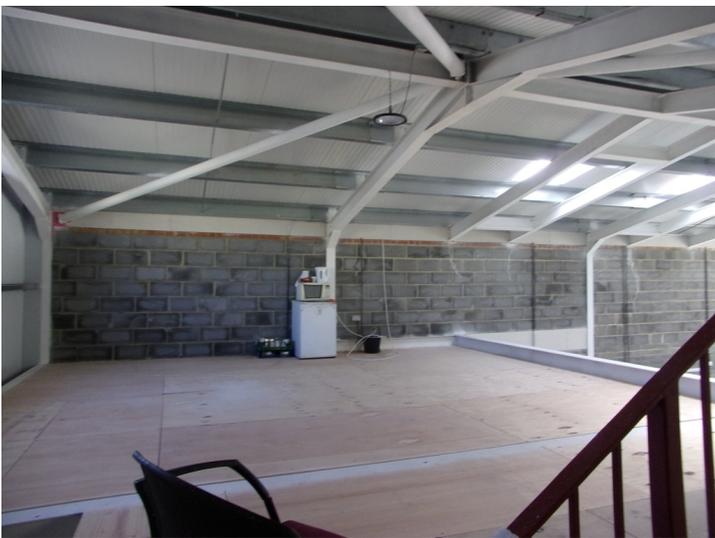
Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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