



MID-TERRACE UNIT APPROX. 1,673 SQ FT (155.5 SQ M)

Rent: £22,000 Per Annum

Unit 8
Star Industrial Estate
St. Johns Road
Chadwell St. Mary
Grays
Essex
RM16 4AT

- Roller shutter loading door
- Parking to front
- Eaves height approx. 5m
- Close A13

UNIT 8, STAR INDUSTRIAL ESTATE, ST. JOHNS ROAD, CHADWELL ST. MARY, GRAYS, ESSEX, RM16 4AT

Location

Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 38 minutes.

The Property

A mid-terrace unit with loading door to the front being of steel frame construction to an eaves height of approximately 5m. The elevations and roof are metal clad.

Parking is available directly in front of the unit

NOTE - the modular cabin in the photograph is NOT included and does not form part of these particulars.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit 8	1,673	155.42
TOTAL	1,673	155.42

Terms

To be let on a new lease for a maximum term of 3 years, contracted outside the renewal provisions of the Landlord & Tenant Act.

Figures

£22,000 per annum exclusive + VAT.

All other outgoings are payable in addition.

Costs

All other outgoings payable in addition such as utilities, business rates, building insurance and service/management charge.

VAT

VAT is payable in addition.

Legal Costs

The incoming tenant is to pay the landlord's reasonable legal costs.

Energy Performance Certificate (EPC)

The EPC rating for 'Unit 8a' is D86, expiring July 2031.

References/Accounts

A rent deposit is payable subject to accounts/references.

Planning

Please note that vehicles are not able to access the Estate between the hours of 10pm - 6am Monday to Saturday with no access on Sundays or Bank Holidays.

Business Rates

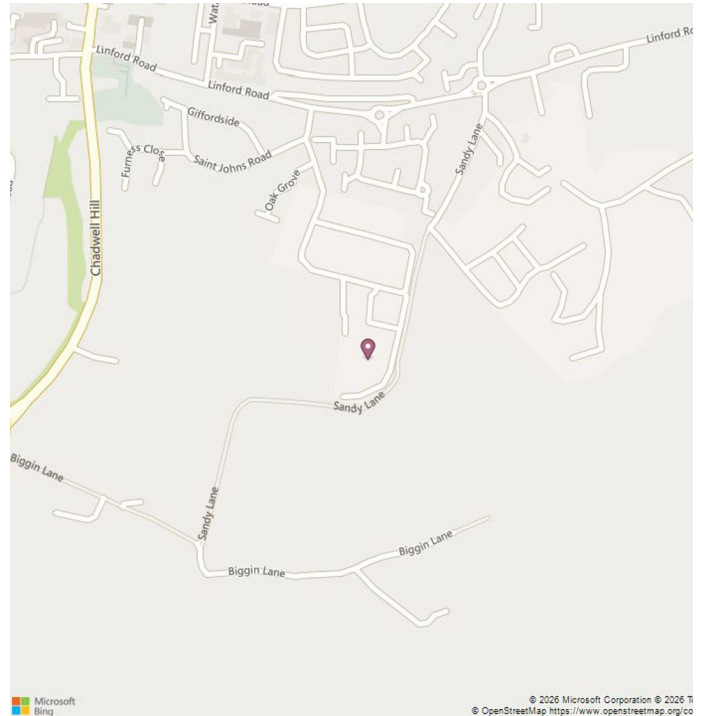
The Rateable Value for Unit 8 is £13,250 (2026). Interested parties are advised to satisfy themselves fully with the local authority in this respect.

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.
These details are awaiting client approval and may be subject to change.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



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