



Units D8-D10, J31 Park

Motherwell Way, West Thurrock, RM20 3XD

End of terrace industrial / warehouse

3,028 sq ft
(281.31 sq m)

- 3 phase power supply
- 3 full height loading doors
- 5.68m eaves
- FF Mezzanine with kitchenette
- WC facilities
- Allocated parking spaces

Summary

Available Size	3,028 sq ft
Rent	Rent on application
Rateable Value	£28,500 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	A service charge is payable for the maintenance of the common parts of the estate. Further details available on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The property comprises an end of terrace unit of steel portal frame construction, incorporating brick walls and a lined roof with roof lights. Internally the unit provides ground floor warehouse accommodation and a toilet. Stairs provide access to a first floor mezzanine and kitchenette. Unusually for a unit of this size it has 3 loading doors.

Location

The premises are located on the modern J31 Park, off Motherwell Way in West Thurrock. Motherwell Way is a well established warehouse, industrial and trade counter location with notable occupiers including Screwfix, B&Q, Toolstation and IKEA. Lakeside regional shopping centre and associated retail park is located immediately to the north and Junctions 30/31 of the M25 are within 1.4 miles.

Accommodation

The accommodation comprises the following approximate GEA areas:

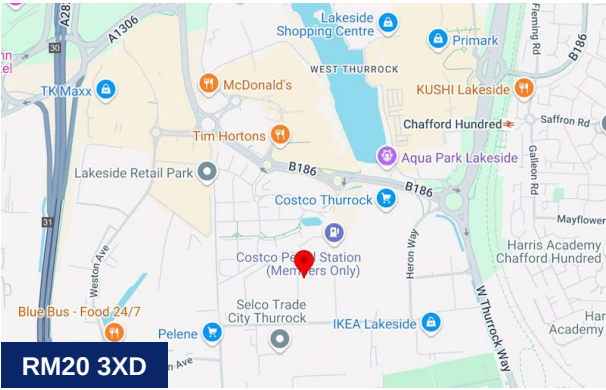
Name	sq ft	sq m
Ground - Floor Industrial / Warehouse	3,028	281.31
Total	3,028	281.31

Mezzanine

There is a first floor mezzanine of 559 sq ft (51.93 sq m) with kitchenette.

Terms

The property is available to let on a new FRI lease on terms to be agreed.



Viewing & Further Information



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