



27 Oliver Close

West Thurrock, RM20 3EE

To Let (May Sell) - Open Storage Site

1.07 Acres
(0.43 Hectares)

- Modern industrial unit totalling 5,901 sq ft
- Mainly concrete surfaced and fenced
- Within 2 miles of M25 junctions 30 & 31
- LED flood lighting

Summary

Available Size	1.07 Acres
Rent	Rent on application
Price	Price on application
Rateable Value	£93,000 April 2023. Interested parties are however advised to make their own enquiries with the local authority.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

The property comprises a mainly concreted and fenced open storage site with a modern steel framed industrial unit.

The unit benefits from an eaves height of 7m, office, kitchen, WC, LED lighting and a full height roller shutter door. On the side of the unit is an open fronted lean-to with lighting and a gantry crane.

The site generally benefits from LED flood lighting, water supply, 3 phase electricity and an electrically operated remotely controlled entrance gate. At the front of the site is a small modular office.

Location

The property is located within 2 miles of junctions 30 and 31 of the M25 connecting to the A13 for access into East London and the national motorway network.

Oliver Close is located within the well established Riverside Industrial Estate. Nearby occupiers include Menzies Transport, Biffa, Amazon, Co-op, Ford and Agility.

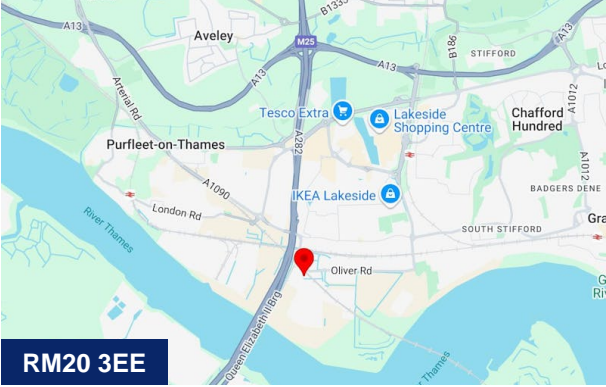
Accommodation

The accommodation comprises the following approximate areas:

Name	Size
Outdoor - Open Storage	1.07 Acres
Ground - Floor Warehouse	4,011 sq ft
1st - Floor Storage / Kitchen	895 sq ft
Ground - Floor Lean-To	995 sq ft

Terms

To Let / May Sell - The property is available by way of a new lease on terms to be agreed. Consideration will also be given to a sale of the freehold.



Viewing & Further Information



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