

# Unit 3 Clifside Trade Park, Motherwell Way, West Thurrock, Essex RM20 3XD



## TRADE COUNTER / WAREHOUSE / INDUSTRIAL UNIT TO LET BY WAY OF LEASE ASSIGNMENT

**Approx. 5,597 sq ft (520 sq m)**

(could be combined with Unit 4 to provide **10,173 sq ft**)

### Location

Clifside Trade Park is located off Motherwell Way in West Thurrock around 1.3 miles from junctions 30/31 of the M25 and close to Lakeside Shopping Centre. Thurrock is an established regional Industrial / Trade Centre strategically located 19 miles east of Central London and 1 mile south of junction 30 of the M25, which provides access to the national motorway network, the Dartford Tunnel / QEII Crossing and A13.

Occupiers on the estate include Howdens Joinery, Benchmarx, Hayley Southern, Tile Style, Medlock Electrical Distributors, Torque Developments and A J Cope. Neighbouring occupiers include IKEA, B&Q and Screwfix.

### Description

Clifside Trade Park is a development of 10 trade / industrial / warehouse units of steel portal frame construction and metal clad elevations. The available accommodation provides open bay warehouse with purpose built first floor offices, kitchen and WC. Loading is provided via a full height electric shutter loading door.

### Accommodation

	SQ FT	SQ M
Ground Floor	5,069	471
First Floor Office	528	49
<b>Total</b>	<b>5,597</b>	<b>520</b>



Collingwood House, Schooner Court, Crossways Business Park, Dartford, DA2 6QQ

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## Key Benefits

- ✓ High profile modern trade park
- ✓ 5.5m sectional door
- ✓ First floor offices
- ✓ 7m eaves (max)
- ✓ On site car parking
- ✓ Close to Lakeside
- ✓ Excellent road links

## Terms

The property is available by way of an assignment of the existing lease which expires in March 2028 at a passing rent of £58,768 per annum (£10.50 per sq ft) subject to an open market rent review in March 2023. Alternatively a shorter sublease would be considered.

## Rates

We understand that the Rateable Value with effect from 1st April 2017 is £46,000. Interested parties are however advised to make their own enquiries with Thurrock Borough Council.

## Service Charge

A service charge is applicable. Further details on application.

## EPC

Energy Performance Asset Rating – D98.



## VAT

All rents, prices and premiums are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

**For further information contact:**

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