



BNP Paribas Real Estate
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Draft Details

TO LET

Unit 1 & 2 Waterglade Industrial Estate Western Avenue, West Thurrock, RM20 3FJ



Warehouse/Industrial Unit with Secure Yard

7,733 – 22,743 SQ FT

(718.40 – 2,112.82 SQ M)

Location

Thurrock is an established regional distribution 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.

The Waterglade Industrial Estate is situated on Western Avenue close to the Lakeside Retail Park.

Description

The property comprises of two single storey units forming part of a five unit terrace built in the early 1990s.

The units are steel portal frame construction with part brick/block work and part line profile metal cladding under a single pitch insulated roof incorporating roof lights. The units benefit from fitted office accommodation to ground and first floor and it is our client's intention to fence off the front yard area to provide a generous size secure yard.

Floor Areas

Description	Sq. Metres	Sq. Feet
Unit 1		
Ground Floor Warehouse	1,250.06	13,456
Ground & 1st Floor Offices	144.36	1,554
Total	1,394.42	15,010
Unit 2		
Warehouse area	589.08	6,341
Ground & 1 st floor offices	129.32	1,392
Total	718.4	7,733
Combined Total	2,112.82	22,743

(The above floor areas have been measured on a GIA basis)

Terms

The property is available to let by way of a new full repairing insuring lease, terms to be agreed.

Rent

Price on application

Business Rates

Interested applicants are advised to make their own enquiries with the local authority, Thurrock Council.

Viewing

For further information please contact the joint letting agents:

BNP Paribas Real Estate

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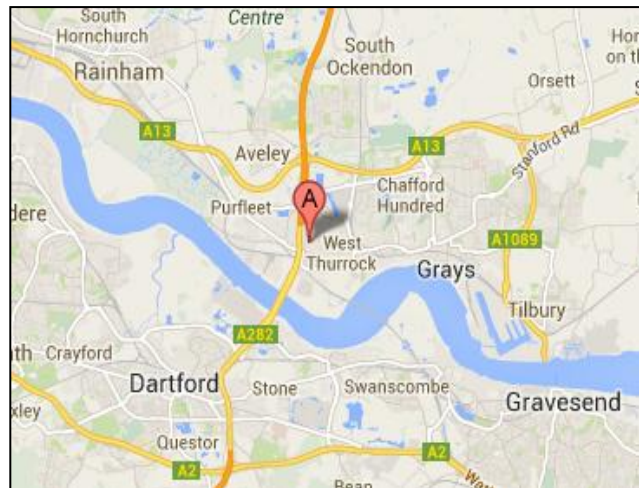
Kemsley LLP

Ben Collins

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Colin Herman

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Energy Performance Certificate

Unit 1 Rating B - 50

Unit 2 Rating C - 57

Services

Interested parties are advised to satisfy themselves on any services and appliances and arrange their own tests to ensure they are in full working order.

VAT

All prices including fees are quoted on exclusive VAT at the prevailing rate. We have been advised by the clients that the property has been elected for the purposes of VAT.

Service Charge

We have been advised there is a service charge applicable for maintenance, repair and common services to the premises. Further information available upon request.



On the Instructions of

The Code for Leasing business Premises

M&G Real Estate is a strong supporter of The Code for Leasing Business Premises in England and Wales 2007, which it was instrumental in helping to develop. Click www.leasingbusinesspremisses.co.uk to read the Code.