

# TO LET

9,272 sq ft

861.40 sq m

732 London Road, Grays, RM20 3NL

To be refurbished | A detached unit of c.9,272 sq. ft with two storey office accommodation and an extensive yard totalling c.2.25 acres

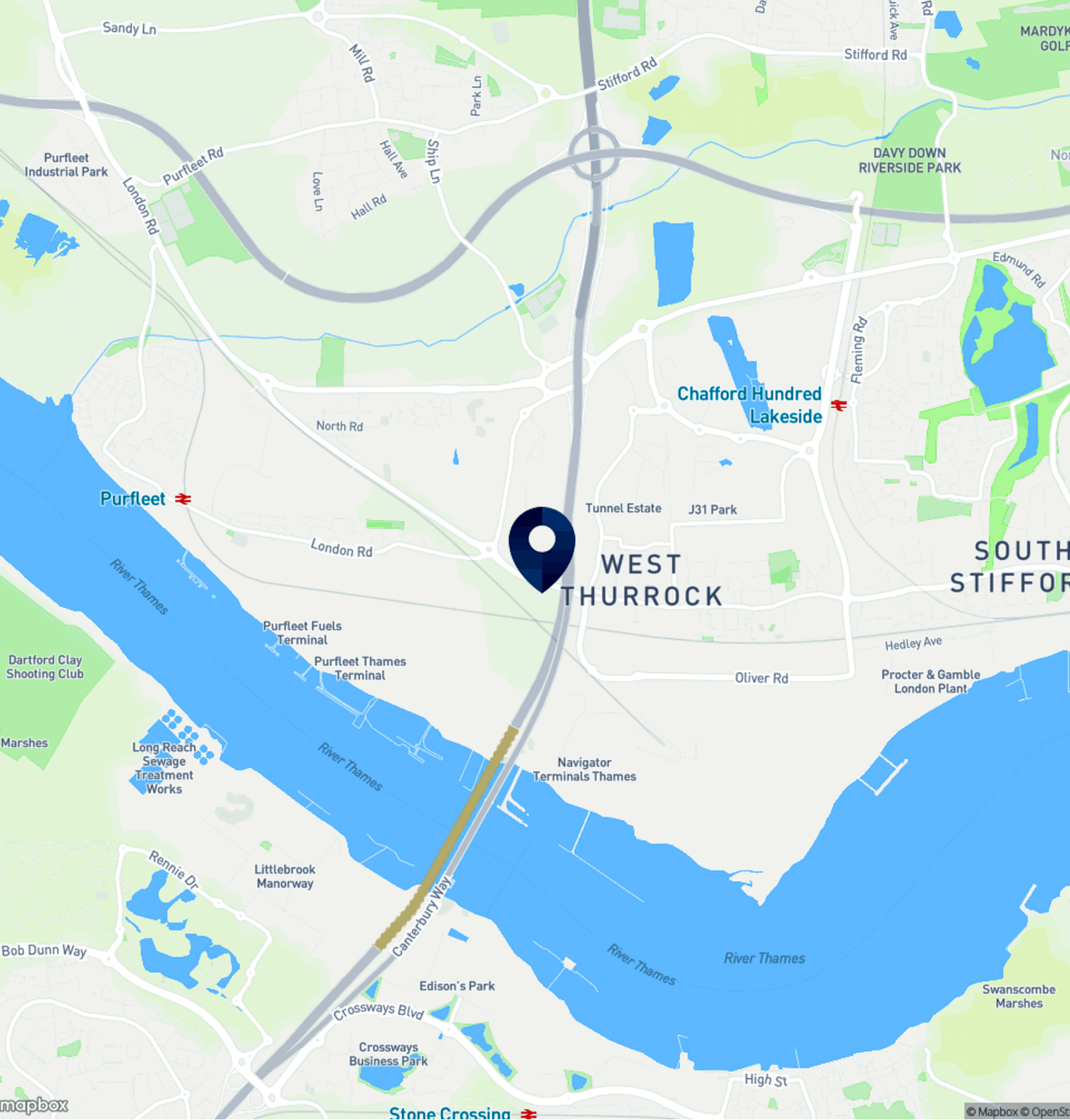


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# Summary

- Part concrete surfaced yard
- 4.83m eaves height
- 1x Roller shutter loading doors
- Steel portal frame
- Excellent access to the M25
- Refurbished two storey offices
- LED Lighting
- Gated and secure site
- An extensive yard totaling c.2.25 acres





## Location

732 London Road is located within 1.5 miles of the M25 at Junction 30 and 1 mile from Purfleet station which provides direct access to London Fenchurch Street within 29 minutes. The surrounding area is primarily industrial with neighbouring occupiers including X Hire, LMC Cars, Evri, Selco and GXO.

# Details

**Rent** Rent on Application

**Business Rates** Interested parties are advised to contact Thurrock Council on 01375 652 960 to verify the rating assessment.

**Service Charge** A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

**EPC Rating** Upon Enquiry

## Description

A level, linear, part concrete, surfaced yard with a gated entrance. The yard is enclosed by cliff faces and metal fencing and has floodlighting. At the entrance is a detached industrial/warehouse of steel portal frame construction with external elevations of brickwork and profile metal sheeting. One level access door is provided and there are ground and first floor offices.

## Accommodation

The accommodation comprises the following approximate areas:

	sq ft	sq m	
Building - Warehouse	7,411	688.50	Available
Building - Ground/1st Floor Office	1,861	172.89	Available
<b>Total</b>	<b>9,272</b>	<b>861.39</b>	



## Contact

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