



Unit 6a, Cliffside Industrial Estate, Grays Essex,
RM17 5XR



FOR LET

INDUSTRIAL UNIT

Unit with Cold store & Mezzanine - Approx. 6,838 sq ft (635.27 sq m)

Located within a well-established industrial estate, this site offers convenient access to London Road, leading to Junctions 30/31 of the M25. Additionally, Junctions 30/31 can be reached via West Thurrock Way (B186) to the west. The property is situated just 1.4 miles from Grays Train Station, which provides a direct service to London (Fenchurch Street) in approximately 35 minutes.

01375 369505
enquiries@apexpropertyholdings.co.uk

01375 369505 
(WhatsApp)



DESCRIPTION

This semi-detached unit features a steel portal frame construction with an eaves height of 6m and an apex height of 8m. The elevations are clad with single skin metal profile sheeting, complemented by additional internal insulation board tailored to the tenant's specifications. The roof is a mono-pitch design, also insulated and clad with metal profile. Access is provided by an electric roller shutter loading door, which includes extra insulation based on the tenant's requirements.

Internally, the unit has been customized with a mezzanine, a cold room, and an ancillary area, along with two refrigerated containers connected to the building for added cold storage. There is parking and shared access at the front, as well as a modular unit that includes ladies' and gents' restrooms, a kitchen, and office space.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, the approximate Gross internal Floor Area is as follows:

	Sq ft	Sq m
Ground Floor	3900	362.4
Cold Store	1422	132.2
Prep Area	64	45.6
Mezzanine	1452	135
Modular Office	448	41.6

FIGURES

£98,000 Per Annum (Guide Price) + VAT

2 month rent deposit is payable subject to credit check/good accounts

A 6% Service charge of the annual rent on top of annual rent

Insurance & Utilities payable depending on usage

TERMS

To be let on a new lease for flexible term to be agreed including periodic rent reviews.

BUSINESS RATES

To be Assessed

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is:

D76, expiring May 2031. However, this relates to the unit prior to the alterations.


01375 369505
enquiries@apexpropertyholdings.co.uk

01375 369505
(WhatsApp)





01375 369505
enquiries@apexpropertyholdings.co.uk


01375 369505 
(WhatsApp)



**Unit 6a, Cliffside Industrial Estate, Grays Essex,
RM17 5XR**



01375 369505
enquiries@apexpropertyholdings.co.uk

01375 369505 
(WhatsApp)