

**RENT - £19,080 PER ANNUM
(£1,590 PCM)**

SITUATION AND DESCRIPTION

Hair & Son are pleased to bring to the market, in conjunction with Kwester Property Management this lock up industrial unit situation within a central location of Tilbury and Tilbury Docks.

The premises is in good decorative order and benefits from a mixture of office and storage space. The premises further benefits from an electric roller shutter loading door to the front offering easy access for loading and unloading, ground and mezzanine floor offices, shower room and w/c's and parking to the front.

The premises offers a 3-phase electricity supply, mains water, gas supply (capped) and air-conditioning (not tested).

ACCOMMODATION

GROUND FLOOR: 768 SQ.FT (71.4 SQ.M)

FIRST FLOOR MEZZANINE OFFICES: 253.9 SQ,FT (23.6 SQ.M)

GROSS INTERNAL FLOOR AREA: 1,022 SQ.FT (95 SQ.M)

DESCRIPTION

A lock up industrial premises in good decorative order and benefits from a mixture of office and storage space. The premises further benefits from an electric roller shutter loading door to the front offering easy access for loading and unloading, ground and mezzanine floor offices, shower room and w/c's and parking to the front. The premises offers a 3 phase electricity supply, mains water, gas supply (capped) and air-conditioning (not tested).

RATEABLE VALUE

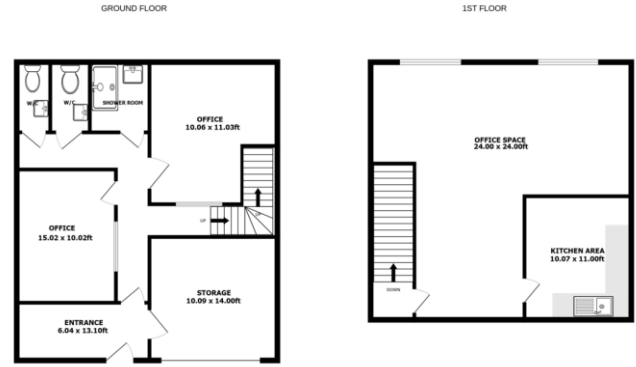
The rateable value is £10,750 which is chargeable at 49p. in the pound for the rating year to April 2023 to present.

TERMS

The premises are held on a full repairing and insuring lease at a rent passing of £1,590 PCM (£19,080 Per Annum). VAT is to be confirmed along with the service charge.

VIEWING

By prior appointment via Hair & Son Estate Agents (Working with Kwester) - 01702 394959 (Option 3).

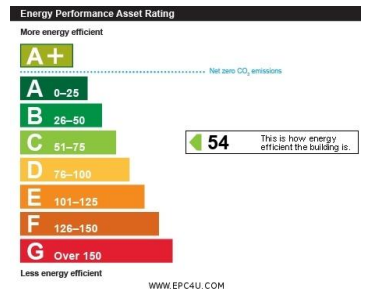


Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS



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More than an estate agent
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