



## Globe Works, Globe Industrial Estate, Grays

£22,500 pa

**LET AGREED**

Ali & Co are delighted to offer this light industrial unit located on Globe Industrial Estate, Thurrock Park.

Access to A13/M25 | Available Now | Close To Town | New Lease | Off-street parking | Outdoor Area | Vacant Warehouse |

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**Ali&Co**  
PROPERTY SERVICES

## Warehouse unit To Let

### Location

Forming part of a popular trading estate, less than 3 miles from the A13. Grays c2c Station is only 1.6 miles away, providing a service to London (Fenchurch Street) in approx. 37 minutes. Tilbury Port is approx. 3.2 miles distant.

### The property

A mid-terrace single storey unit with small side extension comprising steel and concrete frame construction with blockwork elevations internally and rendered elevations to front.

The eaves height is approximately 2.1m rising to a maximum height of approximately 3.3m.

Internally, there is fluorescent lighting, a kitchenette and toilet.

Access is via an electric roller shutter to front, opening out onto a concreted yard area.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 2,299 sq ft 213.6 sq m

Yard 1,277 sq ft 118.6 sq m

It is to be noted that there is an electrical substation located within part of the yard.

### Terms

To be let on a new, full repairing and insuring lease for a term to be agreed. Incorporating periodic upwards only rent reviews.

### Figures

£25,000 per annum exclusive. VAT is payable.

A 2 month rent deposit will be payable, subject to financial status.

Building insurance, utilities and 6% of the rent is payable as a service charge.

### Business rates

The Rateable Value is £22,250 (2023), making Rates Payable approximately £11,102.75 (23/24). However, interested parties are advised to satisfy themselves fully in this respect.

### Legal Costs

The Tenant is to be responsible for the payment of the Landlord's legal costs in the sum of £100 + VAT for each year of the lease. E.g. 3 years = £300+VAT.

### Energy Performance Certificate

The EPC rating is E102.

### Agent's Note

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

All figures are exclusive of VAT.

These particulars are awaiting client approval.

Deposit: £4,166.66



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.