



Unit, Oliver Close, Grays

£225,000 pa

Ali & Co are delighted to present this substantial commercial yard and warehouse facility available to let in the heart of West Thurrock. Situated on the well-established Oliver Close Industrial Estate.

Available Now | Large Steel Frame Warehouse | Large Warehouse | Located in a Prime Location | Long Term Lease | Secure Gated Yard | Total size 42,440 sqft |

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Ali&Co
PROPERTY SERVICES

Large Yard and Warehouse

Ali & Co are delighted to offer this unique Yard and Warehouse to let located in West Thurrock a prime location on Oliver Close with easy access to the major roads A13/M25.

The site offer fantastic accommodation with over 42,000 sqft of useable space, including a steel ramp to the first floor mezzanine, steel sheet warehouse, secure gating.

Ground floor unit 8726 sq ft 810.9 sq m

Mezzanine 8739 sq ft 812.2 sq m

Total yard (including units) 42440 sq ft 3946 sq m 1.0 acres 0.39ha

Key Features

Prime West Thurrock industrial location

Secure commercial yard extending to approximately 1 acre

Steel-framed warehouse accommodation

Large mezzanine floor with steel loading ramp

Secure gated entrance

Excellent vehicle access and circulation

Suitable for storage, logistics, transport and industrial uses (subject to planning)

Immediate access to the A13 and M25

Close to Dartford Crossing, Tilbury Docks and London Gateway

Available immediately (subject to lease agreement)

Location

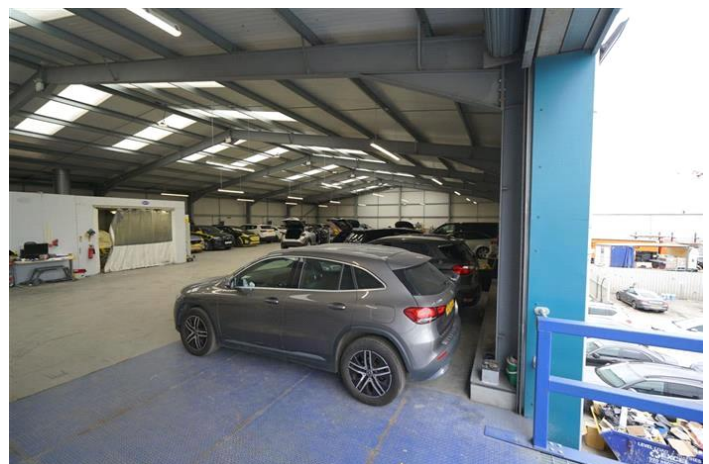
Oliver Close is located within the established West Thurrock industrial area, one of Essex's premier commercial and logistics hubs. The property benefits from excellent road connectivity, with swift access to the A13, M25, Dartford Crossing, Tilbury Docks, London Gateway Port, and Central London, making it an ideal location for businesses operating throughout the South East.

Viewings

Strictly by appointment through the sole letting agents Ali & Co Property Services.

Early viewing is highly recommended as opportunities of this scale and location are rarely available.

Deposit: £56,250







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.