

**TO LET**  
**MODERN WAREHOUSE/TRADE COUNTER UNIT**  
**4,710 SQ FT/437.6 SQ M**  
**WITH SECURE YARD OF 4,780 SQ FT/444 SQ M**



**2, MOTHERWELL WAY**  
**WEST THURROCK**  
**ESSEX**  
**RM20 3XD**

- LOCATION:** The property is located on the east side of Motherwell Way, close to the junction with the A126 London Road, approx. one mile from the M25 (J31) and a mile from the Lakeside Shopping Centre and Chafford Hundred mainline railway station (c2c).
- DESCRIPTION:** A modern semi-detached single storey warehouse/trade counter unit with a secure gated yard alongside.
- FEATURES:**
- Minimum eaves height 4.1m rising to 5.3m.
  - Roller shutter loading door to yard.
  - Gas fired warm air blower.
  - Male and female WCs
  - Kitchen/canteen area.
- ENERGY PERFORMANCE CERTIFICATE:** EPC rating: D
- TERMS:** The premises are available to lease on terms to be agreed.  
Rent upon application.
- BUSINESS RATES:** Rateable Value £32,500 "warehouse and premises".  
Interested parties must verify rates information with the local authority  
Thurrock Council.
- VAT:** All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as their liabilities, if any, in this direction.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VIEWING:** Strictly by prior appointment through Joint Sole Agents:

**Frankis Porter LLP**  
**John Porter/Jim Frankis Tel: 020 7377 2500**  
**Email: [john.porter@frankisporter.com](mailto:john.porter@frankisporter.com) / [jim.frankis@frankisporter.com](mailto:jim.frankis@frankisporter.com)**  
or  
**Nigel Herd**  
**Tel: 020 8505 5235**  
**Email: [nigel@nigelherd.co.uk](mailto:nigel@nigelherd.co.uk)**

September 2013