

# Coward Industrial Estate Chadwell St Mary - Tilbury

Available to Let  
Warehouse  
3,509 - 57,339 sq ft ( 326 - 5,328 sq m )



Close proximity to Port of Tilbury



Single surface level door to each unit



Roof lights



External yard areas



Undergoing refurbishment



Eaves height 7.7m

# Coward Industrial Estate

St Johns Road, Chadwell St Mary, Nr. Tilbury Chadwell St Mary – Tilbury RM16 4BF



## Description

The Coward Industrial Estate comprises three terraces of industrial/warehouses, divided into 14 buildings on a near rectangular shaped site with a central spine road and further access road at the rear of the terrace numbered 9-14 leading to the Star Industrial Estate. The properties are mid-terraced units in a block of four and feature steel portal frame with external elevations of insulated profile metal cladding. The landlord is undertaking a refurbishment to provide new WCs, ground floor office and LED lighting.

## Location

The industrial estate is located off St Johns Road in the village of Chadwell St Mary located approximately 3 miles to the north of Tilbury Docks and accessed via the A1089 Dock Road and Marshfoot Road. Dock Road connects within 2 miles to the north with the A13 providing swift access to Junction 30/31 of the M25 within approximately 7 miles to the west of the estate. The estate is located to the east of Grays at Chadwell St Mary and 3 miles to the north of the Port of Tilbury and within 7 miles to the west of the M25 at Junc 30/31. Access to the nearby A13 and Port is via the A1089 Dock Road which connects with Marshfoot Road and Linford Road. The Port of Tilbury specialises in forestry products, construction material, paper, grain and recyclables and has recently been extended in a £250M investment for a new ferry freight terminal and construction materials processing facility at Tilbury 2.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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## VAT

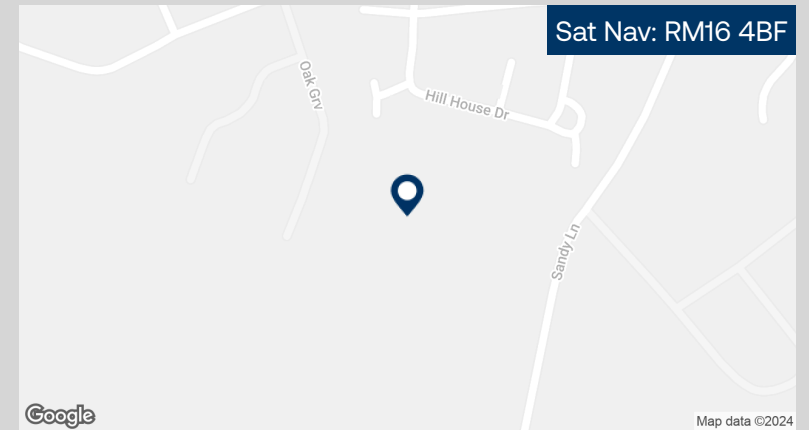
VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**Glenny**  
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 1	Warehouse	5,629	523	Immediately	£6,500 PCM
Unit 2	Warehouse	3,530	328	Immediately	£3,200 PCM
Unit 3	Warehouse	3,509	326	Immediately	£3,200 PCM
Unit 4	Warehouse	6,301	585	Immediately	£7,300 PCM
Unit 5	Warehouse	7,284	677	Immediately	£6,600 PCM
Unit 11	Warehouse	10,362	963	Immediately	£9,500 PCM
Unit 12	Warehouse	10,362	963	Immediately	£9,500 PCM
Unit 13	Warehouse	10,362	963	Immediately	£9,500 PCM
Total		57,339	5,328		