

Unit D20

J31 PARK

WEST THURROCK | RM20 3XD

Modern mid-terrace
industrial/warehouse unit

2,972 sq ft
(276.11 sq m)

- Potential to combine with D20A to provide 6,428 sq ft
- Eaves height 5.5 metres
- 3 phase power
- First floor offices
- Male and female WCs



j31park.com

Fully
Refurbished

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WEST THURROCK RM20 3XD

Unit D20, J31 Park Motherwell Way West Thurrock Essex RM20 3XD

Terms: The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed.

Rent: On application.

Service Charge: A service charge is payable for the maintenance of the commonparts of the estate. Further details available on request.

Legal Costs: Each party to bear their own legal costs.

EPC: The property has an EPC Rating of D 87.

Accommodation: The property has the following approximate GEA:

Industrial Warehouse	2,438 sq ft	226.50 sq m
Office	534 sq ft	49.61 sq m
Total	2,972 sq ft	276.11 sq m



Location: The property is situated on the established J31 Park, Motherwell Way, West Thurrock within 1.5 miles of junction 30/31 of the M25. The Lakeside shopping area is located just to the south of the property with nearby occupiers including B&Q, Screwfix, Toolstation and IKEA.

Description: The property comprises a mid terrace industrial / warehouse unit of steel portal frame construction incorporating block walls with brick external elevations and first floor offices plus male and female WC facilities. Loading is via a full height shutter door to the front.

VAT: The landlord has elected to charge VAT on the rent at the prevailing rate.

Business Rates: We are advised that the premises have a Rateable Value of £32,250 as at 1st April 2023. Interested applicants are advised to verify the rating assessment by contacting Thurrock Council on 01375 652652.

Viewing and further information: Strictly by prior appointment through the joint sole agents:

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