

Subject to
contract

THURROCK COUNCIL

www.thurrock.gov.uk

Civic Offices New Road Grays RM17 6SL

☎ 01375 377262

email: lands@thurrock.gov.uk

Unit F Dock Road, TILBURY

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- Location:** Established industrial estate in Tilbury close to A13 and Docks.
- Accommodation:** Site is level and gated measuring approximately 902m². It contains three buildings;
Building 1: Workshop of concrete block work with 3-phase supply measuring 6.10m x 11.65m (70m²) approx. Roller shutter to main doorway (2.50m x 2.50m). Rear store area of 15m² has own roller shutter door (2m x 1.6m). Contains kitchen, lobby and WC.
Building 2: Modern timber structure used as showroom/office (4.75m x 9.55m) approx 40m².
Building 3: Old timber framed store with corrugated sheet metal cladding (8.40m x 4.80m) approx 40m².
- Use:** Industrial unit
- Lease:** Term of 5 years at an initial annual rental of £11,000 exclusive of all outgoings.
- Rates:** The rateable value of the property is £9200. The rate in the £ for 2011/2012 is 43.3p. The rate in the £ might be reduced if the tenant qualifies for small business relief. Further enquiries should be made to the Council's Rates Section ☎ 01375-652960; email BusinessRates@thurrock.gov.uk
- To apply:** Please telephone 01375-377262 or email lands@thurrock.gov.uk for an application form.

These particulars do not constitute any part of an offer or contract. Any intending lessee must satisfy themselves as to the correctness of each of the statements contained herein. No warranty is given or implied in respect of the premises or of the suitability of the property for any purpose. No services have been tested and prospective occupiers should check their operation.

01/2012