

FOR SALE

Former Council Offices
With Development Potential

Approx. 47,641 sq ft / 4,426 sq m on a site of 0.67 acres

Building CO1, New Road, Grays, Essex, RM17 6SL



- Town Centre Location
- Approx 250m to Grays Railway Station
- Freehold with vacant possession
- Potential for conversion or redevelopment (STPP)
- Approx 2.6 miles to Lakeside Shopping Centre

 thurrock.gov.uk

**Lambert
Smith
Hampton**

KEMSLEY LLP
LAND & DEVELOPMENT
www.kemsley.com

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Location

Building CO1 is located on a high profile corner site within Grays town centre, approximately 250m from the railway station (with regular c2c rail services between Southend-on-Sea and London Fenchurch Street).

Adjacent to CO1 are the existing Thurrock Council Offices (CO2 and CO3). On the opposite side of New Road is the South Essex College, Thurrock Campus.

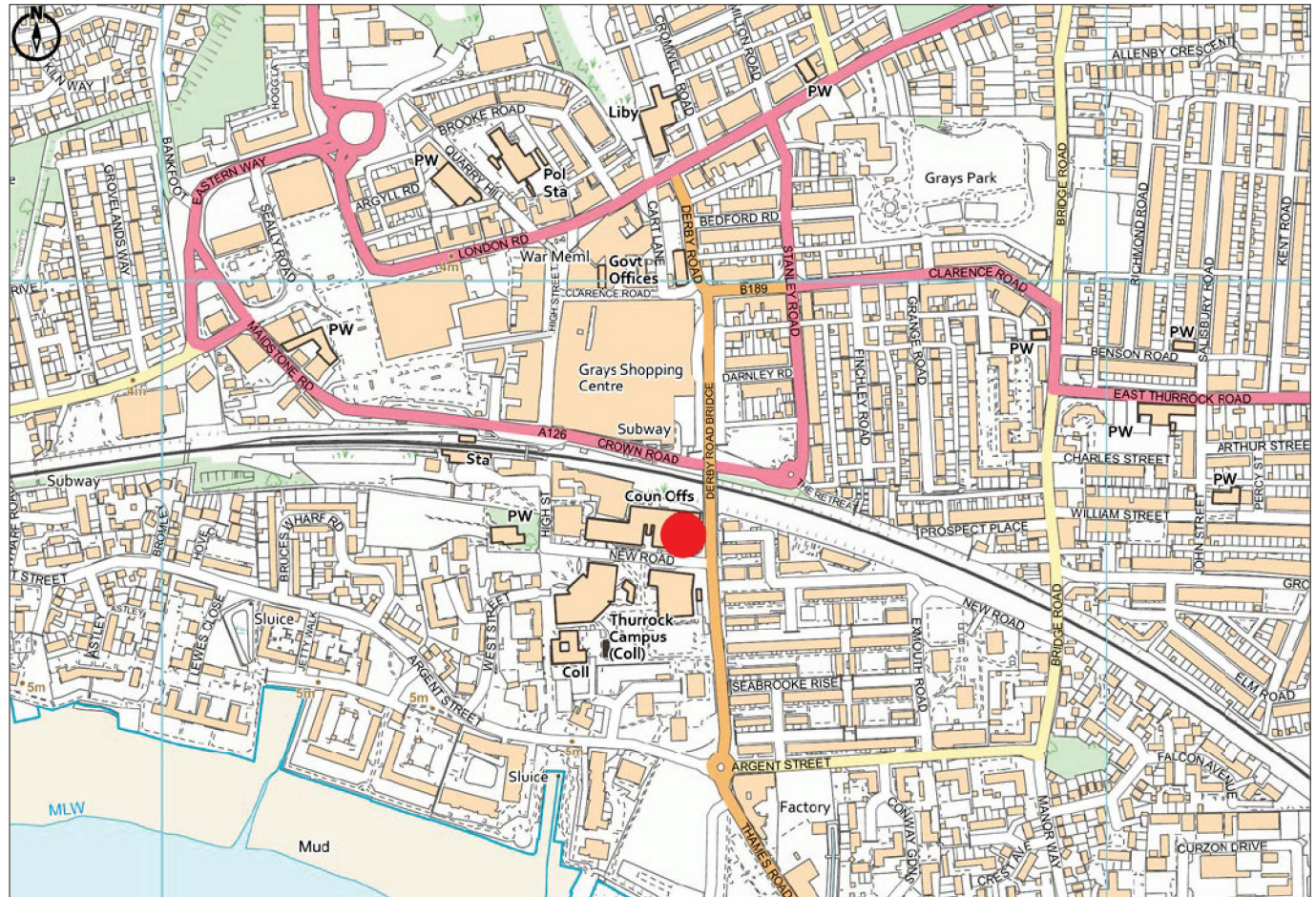
Grays is located on the north bank of the River Thames approximately 20 miles to the east of central London and circa 2.6 miles to the east of the M25 motorway (J30). The A13 is a short distance to the north. Lakeside Shopping Centre and retail parks are situated nearby in West Thurrock.

Description

Building CO1 dates from the 1980s and provides office accommodation over three floors served by passenger lifts. The building also has a basement, and plant room at roof level. At ground floor is a former Council Chamber. The office accommodation has raised floors and suspended ceilings and benefits from good natural light throughout due to a central lightwell and atrium. Internally the accommodation has large open plan areas, but also smaller offices and meetings rooms.

Externally the property benefits from an amenity area to the rear which is part laid to grass and also has mature trees and shrubs. There is no car parking on site but there are several public car parks nearby.

PLEASE NOTE: Building CO1 is connected with the adjacent Building CO2 through a part glazed link section which currently provides a reception and shared entrance to both buildings. Separation will be required as a condition of sale, and a new entrance into CO1 created (if conversion is proposed). Details of works for the separation of CO1 and CO2 are provided in the Data Room, although alternative solutions/suggestions for separation may be considered.



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Floor Area

Gross Internal Area approximately 47,641sq ft / 4,246 sq m.

Site Area

Measured via digital mapping the site area is approximately 0.67 acres (0.27 hectares).

Planning

CO1 benefits from being in a highly sustainable central location in Grays town centre, with excellent transport linkages. It is identified within the Grays Town Centre Framework (2017) as being a Development Opportunity Site, with potential for mixed-use development with active street frontage.

Interested parties should make their own enquiries of Thurrock Council (www.thurrock.gov.uk) and their professional advisors in respect of planning potential and any proposed scheme or use on site.

Energy Performance Certificate

The building has an energy rating of E (126).

Data Room

Access to a Data Pack is available on request.

Method of Sale

The property is offered for sale upon freehold terms.

Our clients preference is for an UNCONDITIONAL SALE, however subject to planning offers with supporting information and drawings may be considered.

Offers are invited by informal tender by 12pm (midday) on Thursday 28 September 2023.

A Tender Form is provided within the Data Pack although you may choose to submit your offer in another format. All offers must provide supporting documentation to include proof of financial ability to purchase at your offer price, and timescales for exchange and completion.



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Guide Price

Upon Application.

VAT

Sale of the property will be subject to VAT.

Viewing

Strictly by prior appointment with joint sole agents Kemsley LLP and Lambert Smith Hampton.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Contact

All enquiries to be directed to the sole agent:

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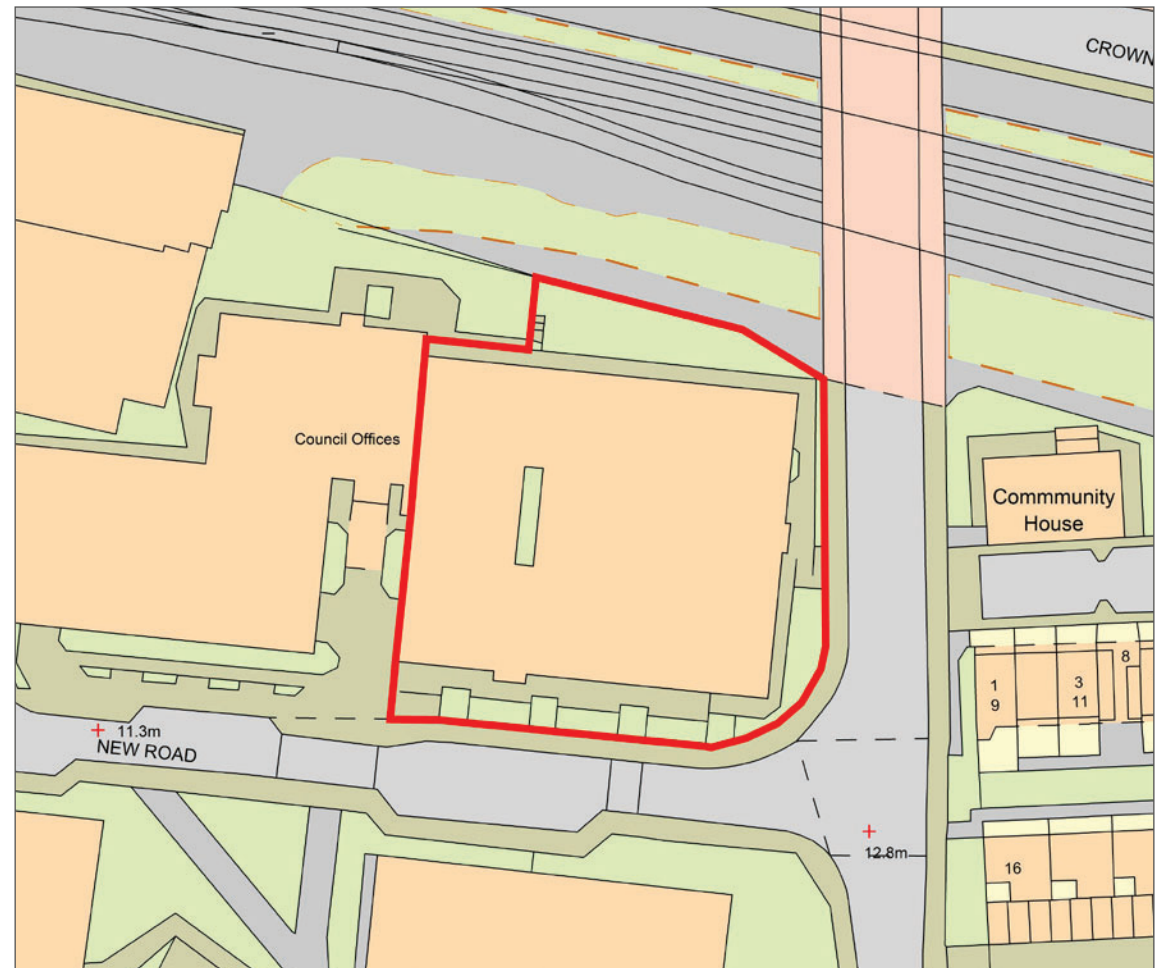
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Boundaries shown are for guidance only

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