

LAND

TO LET

FIDDLERS REACH,
WOULDHAM
ROAD, GRAYS,
ESSEX
RM20 4XB

0.21 acres
0.08 hectares

- Open Storage Land
- A New Sub Lease Available
- 0.21 Acres of Usable Land
- Immediately Available

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LOCATION

The site is located on the northern bank of the River Thames, south of the Grays - Fenchurch Street railway line and west of Wouldham Road and is within the administrative boundary of Thurrock Council.

Wouldham Road is an established logistics location in Grays providing easy access to the M25 being at the junction on the north side of Dartford Cross (QE2).

The site lies approximately 1 mile west of the Grays Train Station (c2c) Line and 1.5 miles to the south-east of Chafford Hundred Train Station. Both lines serve c2c trains which provide direct access to London, Southend and Essex.

The plot is situated at the entrance to Fiddlers Reach, just off Wouldham Road.

DESCRIPTION

Historically, it formed part of the Lion Works (Portland Cement), at the current Procter and Gamble facility.

The site is open-storage land accessed via Wouldham Road with services and utilities. The site is mainly hard standing, with some grassed area, with an access road to the east, which would need to remain clear.

ACCOMMODATION

The site extends to 0.25acres (11,280sq ft). There is an access road that runs through the centre and would need to remain clear, which means the total usable area is 0.21 acres (9,181sq ft). The measurements are for guidance only.

Name	Size
Total	0.21 Acres (0.08 Hectares)

TERMS

A new sub lease is available

The incoming occupier would have to pay the equivalent to 6 months rent deposit

RENT

The site is available on a new sub lease for £35,000pa.

SERVICES

Services are available and could be connected to the site.

There will be an annual service charge of £3,000pa.

RATEABLE VALUE

The site would have to be assessed.

EPC

EPC - N/A

LEGAL COSTS

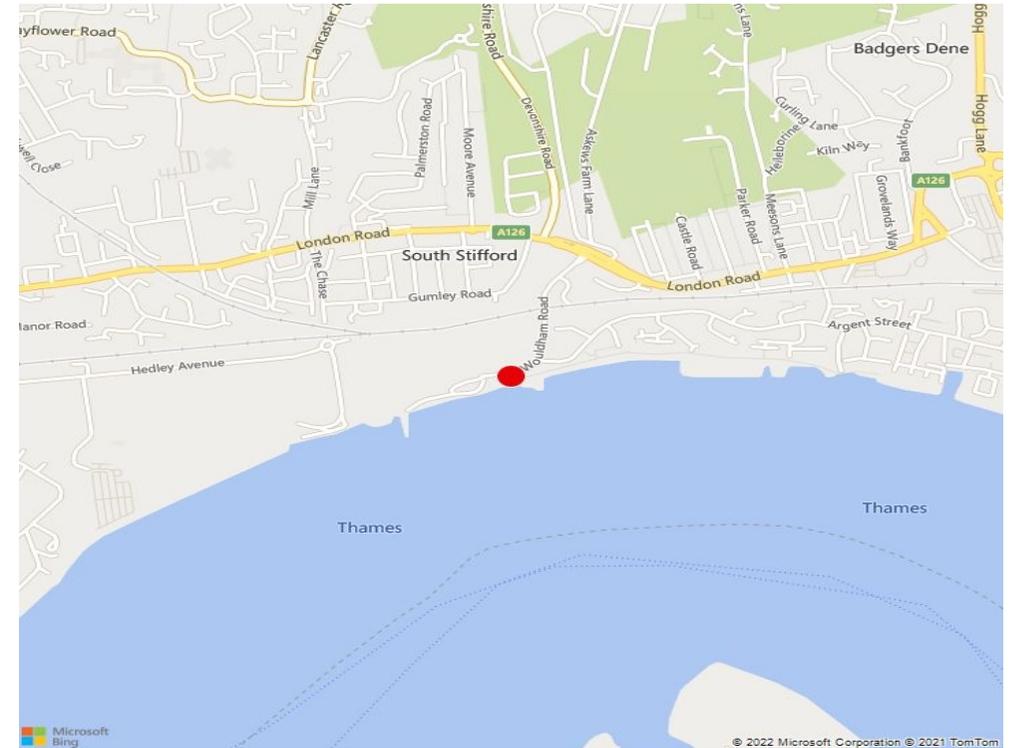
Each party to cover their own legal costs

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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