

FOR SALE

Secure Office & Industrial Investment
with substantial development potential
23,013 sq. ft. (2,138 m²) on a 1.14 acre site

VIKING HOUSE

Daneholes Roundabout, Stanford Road, Grays, Essex, RM16 2XE

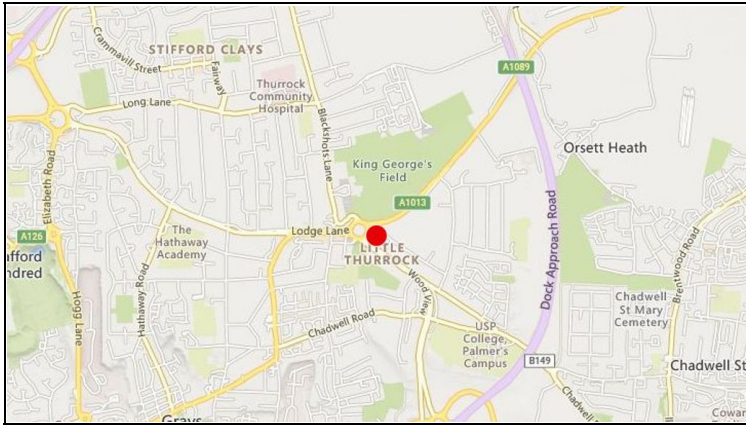


- Annual income Of £159,700 pa
- Significant asset management opportunities
- Potential for residential or commercial redevelopment (STP)

- Reversionary ERV of £244,850 pax
- Mixture Of Industrial/Warehouse units & Offices
- 3.7 miles to M25

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Daneholes Roundabout occupies a major arterial route linking the A1013 towards Grays, and Wood View towards Tilbury. Grays is situated in the Thames Gateway approximately 25 miles to the east of Central London accessed via the A13 trunk road, which provides good communications throughout the South East Essex area and direct links to London and the M25 Motorway which in turn gives access to the National Motorway Network. Grays mainline railway station provides services to London Fenchurch Street.

DESCRIPTION

Units S & Z

Two separate units both being used for motor trade and occupied by European Enterprise Ltd (Kwik Fit).

Units U & X

Warehouse unit with office occupied by Woods Workshop Ltd.

Units V & W

Two interlinked warehouses occupied by Affordable Carpets Ltd.

Viking House

Three Storey Office building about to become vacant.

Unit T

First Floor Office occupied by E M Rigby (All Animals Veterinary Clinic).

Telecoms Mast

Telecoms mast let to Telefonica UK Ltd.

TENURE

The property is offered for sale upon freehold terms on an unconditional basis by informal tender. Further details on request.

PRICE

Offers in excess of £2,000,000.

TENANCY SCHEDULE

The site is let to five commercial tenants generating a combined current income of £159,700. We believe there is scope for significant rental uplift to circa £244,850 per annum exclusive, based upon current rental values.

VAT

Sale of the property will be subject to VAT.

LEGAL FEES

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

PLANNING

Significant redevelopment potential for residential, retail, drive-thru, self storage, office and other uses, subject to planning. Interested parties should make their own enquiries of Thurrock Council (www.thurrock.gov.uk).

CONTACT

Strictly by appointment via sole agents:

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Tenancy Schedule												
Unit No.	Approx Floor Areas (Sq.Ft)	Occupier	Lease Start	Lease End	Current Rent £ PA	Passing Rent (psf)	Kemsley £ ERV	Kemsley ERV (psf)	Next Review Date	LTA	EPC	Comments
Industrial												
S & Z	5,716	European Tyre Enterprise Ltd	02/09/2014	01/09/2029	£60,750	£10.62	£68,500	£12.00	n/a	Inside	D88	Tenant has been in occupation for over 10 years
U / X	4,000	Woods Workshop Ltd	07/07/2022	06/07/2027	£50,000	£12.50	£50,000	£12.50	n/a	Outside	C65	Tenant has been in occupation for over 10 years
V / W	5,777	Affordable Carpets Ltd	28/09/2020	27/09/2030	£29,000	£5.00	£70,000	£12.00	n/a	Outside	E106	Tenant has been in occupation for over 20 years
Viking House (Offices)												
Z1 (Ground)	1,895	Vacant									D97	Offer received from a dance school for an FRI lease on all three floors. Further information on request. Landlord to provide a rent guarantee for 6 months
Z2 (First Floor)	1,895	Vacant									D97	
Z3 (Second Floor)	1,895	Vacant					£42,600	£7.50	n/a		D97	
Other												
T (Veterinary Practice)	1,835	E M Rigby	21/06/2018	20/06/2023	£9,750	£5.31	£13,750	£7.50	n/a	Inside	E115	Holding over
Telecoms Mast		Telefonica UK Ltd	29/02/2008	28/02/2023	£10,200				n/a	Wayleave		Holding over
	23,013		Total income		£159,700		£244,850					



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