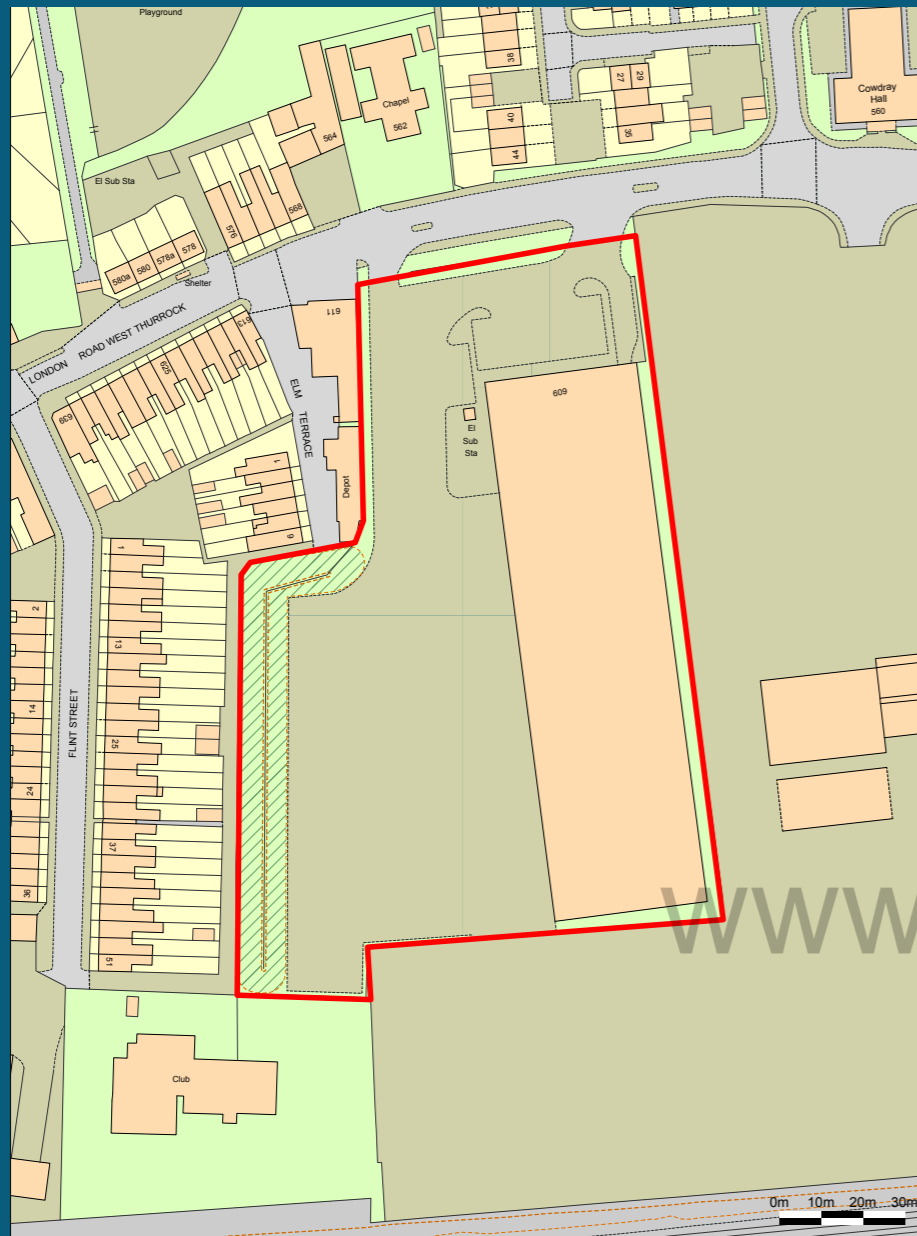


Boundary plan - Indicative only



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www.gvagrimsley.co.uk
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On Behalf Of JS French and G Mummery Appointed Joint Administrators of
Anglo Overseas Limited

For Sale

SELF CONTAINED DISTRIBUTION PREMISES

609 London Road
West Thurrock
Essex
RM20 3BJ



Contact

For further information or to arrange an appointment please speak to:

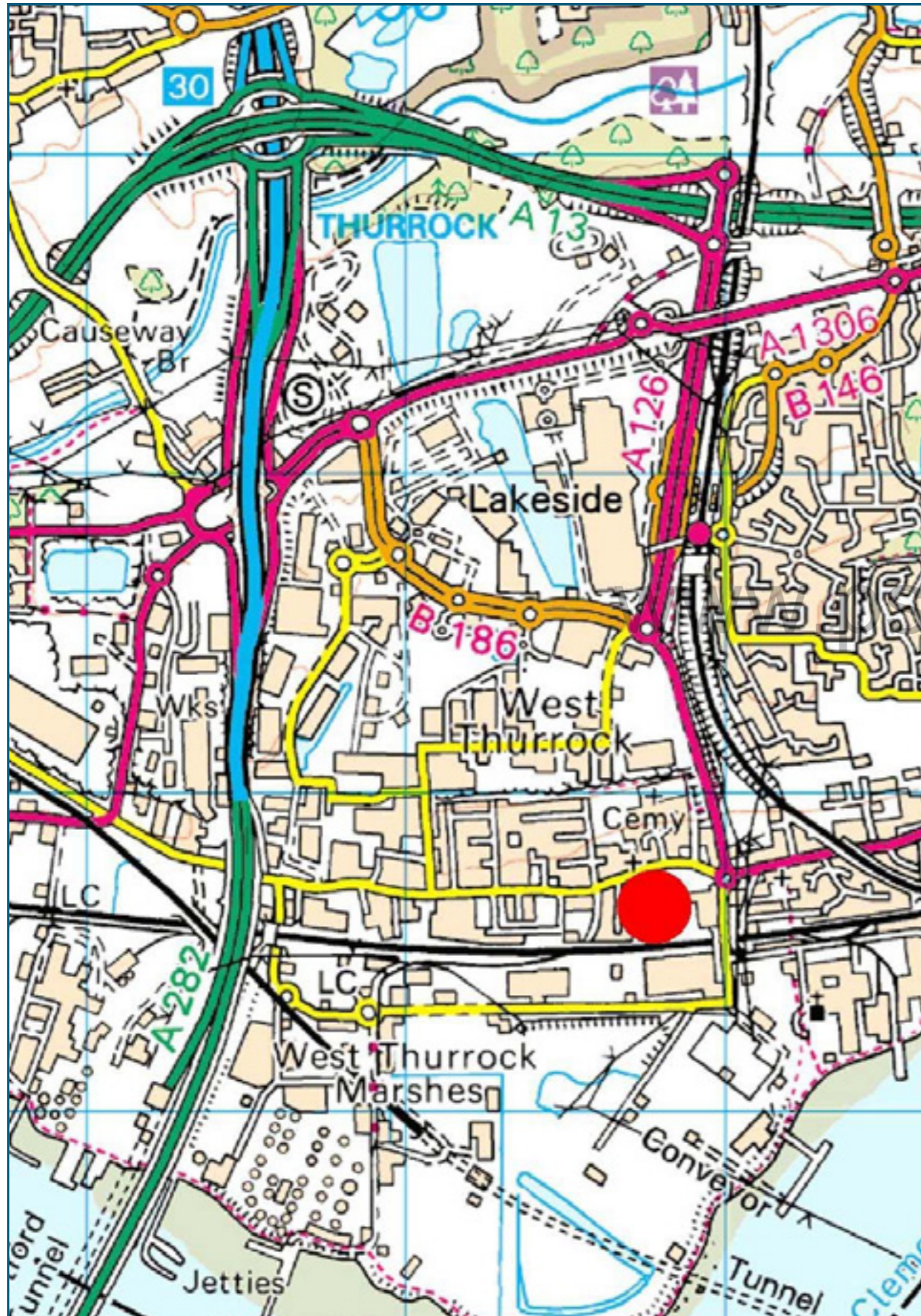
John Allan
T: 020 7911 2177
E: John.allan@gvagrimsley.co.uk

Sam Vyas
T: 020 7911 2267
E: sam.vyas@gvagrimsley.co.uk

- 61,451 sq ft / 5,709 sq m GIA approx
- Self contained site of 3.1 acres – 1.54 hectares
- Close to Junction 30 – 31 of the M25
- Freehold available with vacant possession

Location

The property fronts on to London Road and is less than one mile to Junction 30/31 of the M25.



Description

The property comprises a modern distribution building of steel portal frame construction on a self contained and secure site, and has the benefit of the following: -

- 10m eaves
- 22 loading bays (20 docks and 2 internal bays)
- 21 truck spaces
- 66 car spaces including 39 spaces in basement car park

Accommodation

	Sq m	Sq ft
Warehouse	3,891	41,882
Office - Ground Floor	606	6523
Office - First Floor	606	6523
Office - Second Floor	606	6523
Total GIA approx	5,709 sq m	61,451 sq ft
Basement	491	5285
Site Area:	1.54 hectares	(3.81) acres

Rating

Interested parties are invited to make their own enquiries to Thurrock District Council - Tel: 01375 652 652

Tenure

Freehold with vacant possession.

Terms

We are instructed to seek offers for our client's freehold interest. Terms upon application.