



## Oliver Close, Grays

**£535,000 pa**

Ali & Co are delighted to present to the market this fantastic large warehouse and storage facility located on a prime commercial estate in Thurrock.

Access to A13/M25 | Available Now | Large Steel Frame Warehouse | Large Yard | Off-street parking | Secure Gated Yard |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## Large Yard and Warehouse

Ali & Co are delighted to present to the market this fantastic large warehouse and storage facility located on a prime commercial estate in Thurrock.

The site benefits from having office units, warehouses, and HGV service pit.

Located close to major service roads A13/M25 Dartford Bridge.

Available to view by appointment only

Size - 118,231- sq ft for the entire site (warehouse – 3,500 circa sq ft – Office – 1,800 circa sqft)

Service Charge – WATER - £3,000 PA - INS - £1,911 PA

Management Fee - 0

Business Rates - £181,000 RV

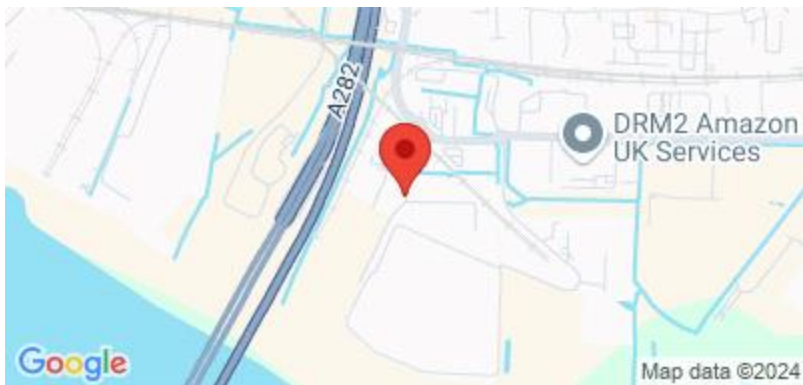
Permitted Use of the site/building. – No limitations

Call/ Email to arrange a viewing immediately.

Deposit: £89,166.66

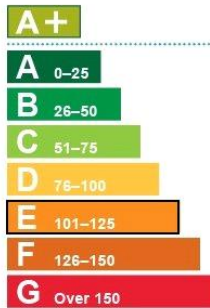






**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**121** This is how energy efficient the building is.

Less energy efficient

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.