



## Oliver Close, Grays

**£375,000 pa**

Ali & Co are delighted to present this large Warehouse and Yard space located on a prime industrial estate in Thurrock.

Available Now | Large Steel Frame Warehouse | Large Yard | 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 warehouse and yard.

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

Available to view by appointment only

Size –

Ground floor 3,313 307.9

Mezzanine office/staff 381 35.5

Mezzanine storage 564 52.3

Total yard 65,134 6,053.4

(1.5 acres/0.6 hectare)

Service Charge – we only charge for water & building insurance – water

- £1200 pa insurance £144 pa

Management Fee – no management on this site

Business Rates - £158,000 RV

Permitted Use of the site/building. – no limitations

Deposit: £58,333.33

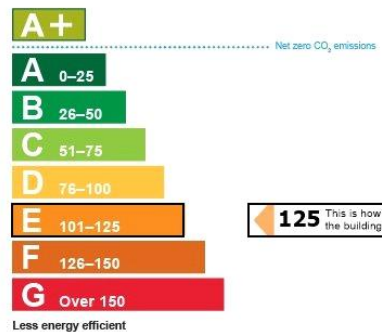






**Energy Performance Asset Rating**

More energy efficient



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.