

## COMMERCIAL UNIT TO LET

Comprises a large warehouse together with ancillary offices, kitchen and toilets

Suitable for commercial storage, light industrial and manufacturing use

Benefits from excellent transport links, easy access, and CCTV

Size  
8,376 sq. ft.

Price  
£14,000 / month

Unit B  
1-3 Towers Road  
Grays  
RM17 6ST

*stashbee* 



# Details

This large open warehouse offers businesses a blank canvas in which to base their operations. With a partition wall currently in place, this space could be paired with the neighbouring 11,500 sq ft unit to create a 20,000 sq ft property with excellent loading access and office space.

The landlord runs a logistics company locally and is able to provide tenants with logistics and manpower to help with move-in and operations.

## Size

- Total floor area: 8,376 sq ft
- Main warehouse: 7,760 sq ft
- Offices (x3), kitchen and toilets totalling 616 sq ft
- Eaves ceiling: 18.75 ft in the centre, 15.25 ft at the edges

## Key Features

- Excellent access with 3x shutter doors
- CCTV, security gates and security alarm
- High ceilings
- 3-phase power

## Access

- Whilst situated in a business park with 24/7 access, the unit best suits operational hours that will be respectful of local residents
- Ground floor unit
- HGVs easily reversed to shutter door for loading (yard 20ft at narrowest)
- Excellent access for Luton vans and smaller which can be driven into the unit

## Rental Terms

- Short-term and long-term rentals are possible
- Refundable deposit: 3 months

## Additional Costs

- Business rates are payable by the tenant (estimated amount: TBC)
- VAT is applicable on this space
- Utilities (electricity and water) are payable by the tenant

## Enquiries

- Viewings can be arranged with a day's notice

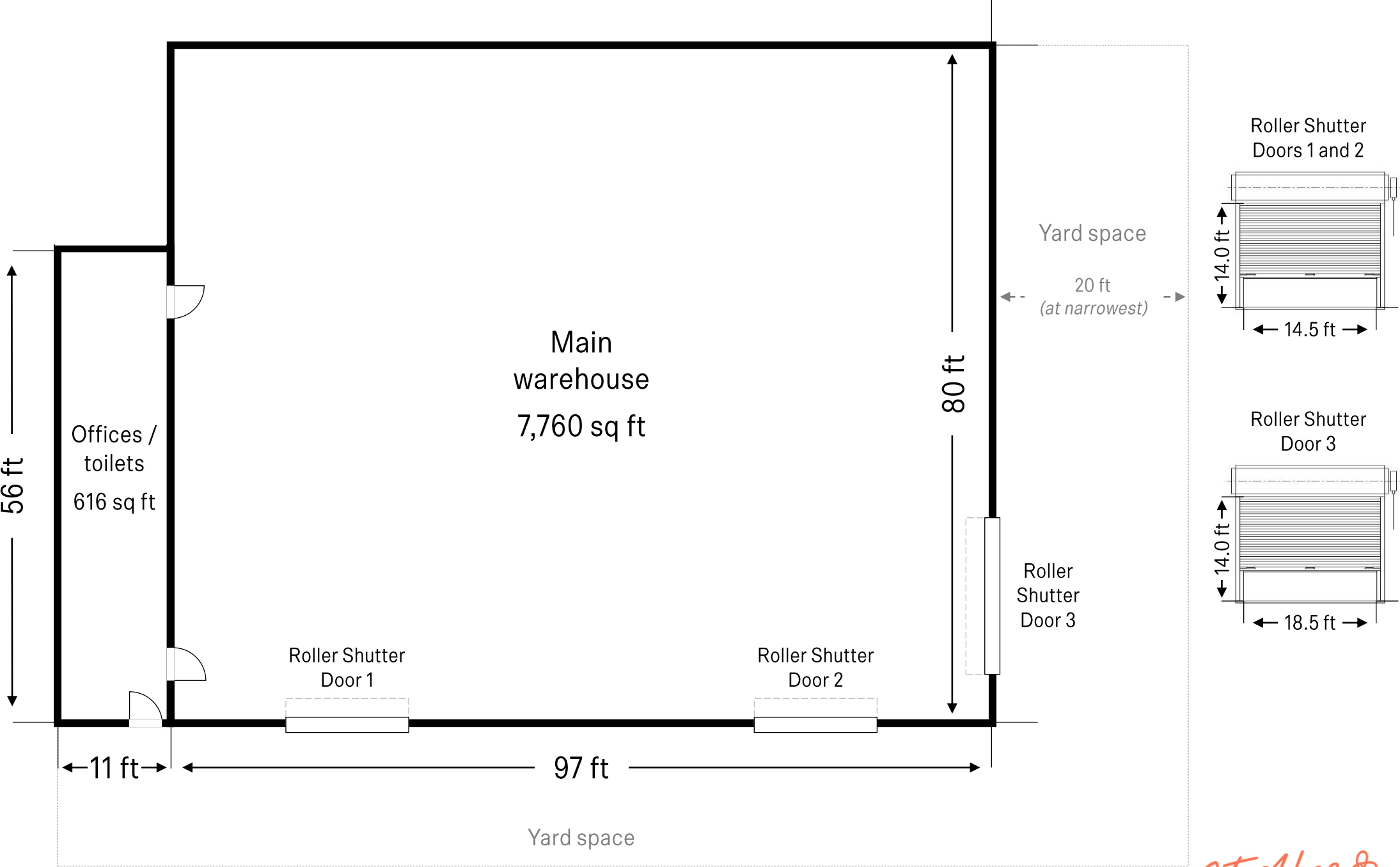
# Pricing

Monthly	£14,000	£1.67 /sq. ft
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Annual	£168,000	£20.06 /sq. ft
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Floor plan: Unit B



## Location

Located just off the A1089, this warehouse benefits from excellent access to:

- Tilbury Docks (1.5 miles)
- London Gateway (10 miles)
- A13 for Central London (1.5 miles)
- M25 (5 miles)

Grays train station is a 12-minute walk.

**Unit B**  
**1-3 Towers Road**  
**Globe Industrial Estate**  
**Grays**  
**RM17 6ST**

## Contact



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