



Former ATS Centre

Unit C1, Queensbridge Industrial Park, 795 London Road, West Thurrock, RM20 3LH

Rare Freehold Industrial Unit For Sale with Vacant Possession

12,620 sq ft
(1,172.44 sq m)

- Excellent Connectivity and Access to the M25, A13 and Dartford Crossing
- Vacant Possession
- Two full height roller shutter doors
- 0.62 Acre Site Area
- OIEO £1,250,000 excl, VAT invited on an unconditional basis

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Summary

Available Size	12,620 sq ft
Price	Offers in excess of £1,250,000
Rates Payable	£48,000 per annum Current 2026/2027 Rates List
Rateable Value	£100,000
EPC Rating	Upon enquiry

Description

The property comprises a semi-detached high-bay warehouse beneath a pitched roof. The unit benefits from an eaves height of approx. 8.6m and 2 roller shutter loading doors with a height of approx. 4.5m. The accommodation includes mezzanine and first floor offices together with reception, WC's and a kitchenette. Externally, the property benefits from a secure concrete yard extending to approximately 1,900 sq m, incorporating parking for approx. 24 vehicles.

Location

Queensbridge Industrial Park is an established industrial and trade location situated on London Road, West Thurrock, approximately 1.5 miles from Junctions 30/31 of the M25 and providing excellent access to the A13, Central London, Essex and the national motorway network. The estate is close to Lakeside Shopping Centre, approximately a mile to the north east of the Dartford Crossing. Nearby occupiers include Screwfix, Euro Car Parts, Renault Trucks and Hermes Distribution.

Accommodation

The accommodation comprises the following areas and a c. 947 sq ft mezzanine:

Name	sq ft	sq m
Ground - Workshop	8,043	747.22
Ground - Office, Reception & Staff	893	82.96
Ground - Customer & Staff WC, Store, Kitchen	1,370	127.28
1st - Offices	2,315	215.07
Total	12,621	1,172.53

Terms

Offers in excess of £1,250,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

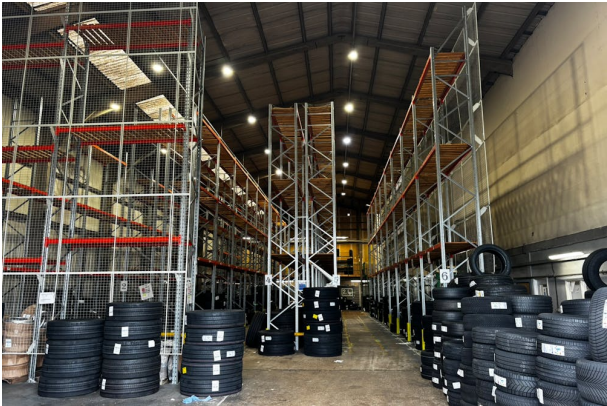
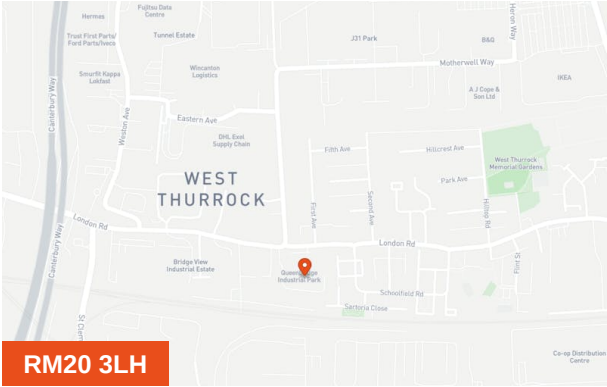
Each party to bear their own legal costs incurred in the transaction.

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

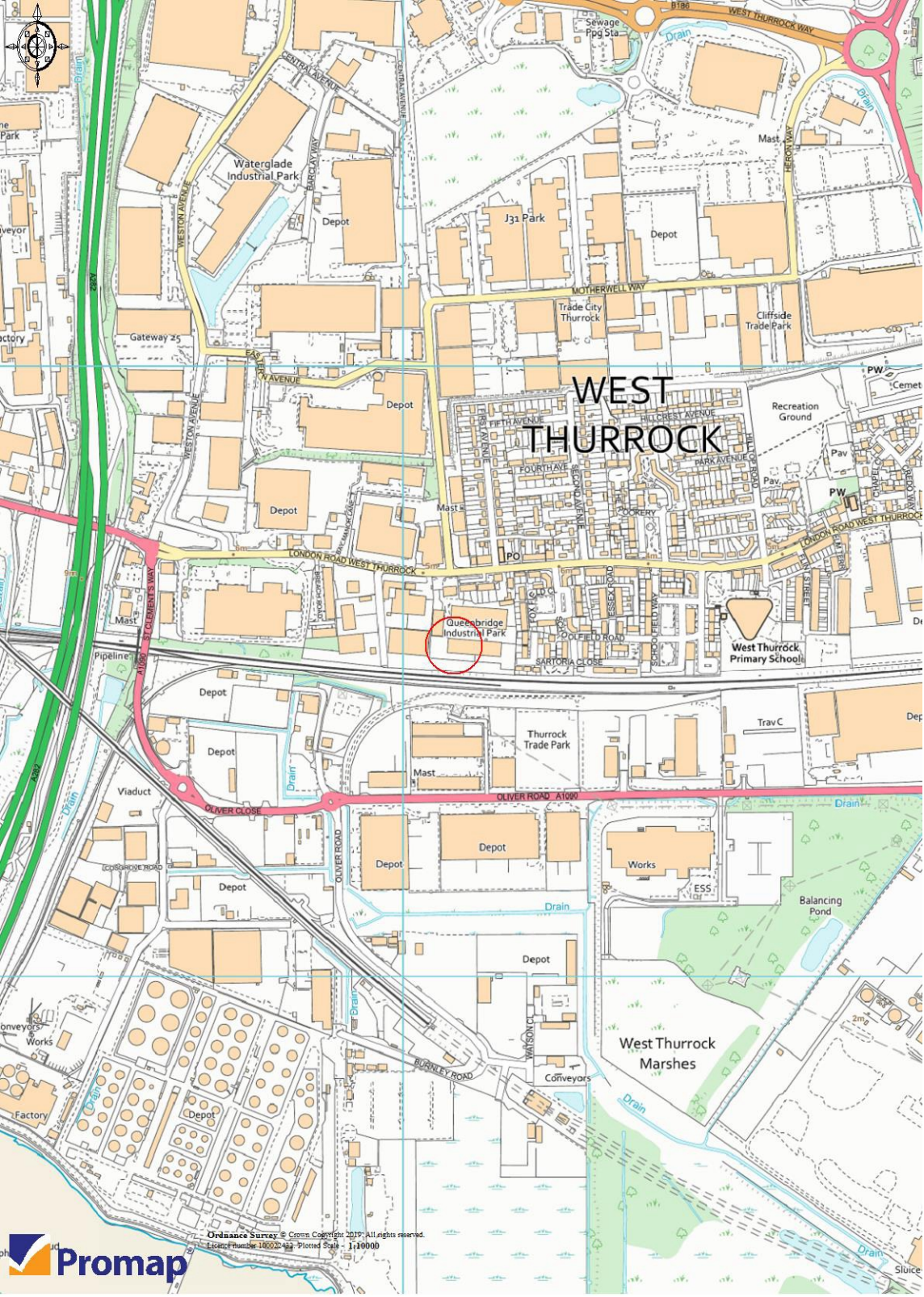


Viewing & Further Information

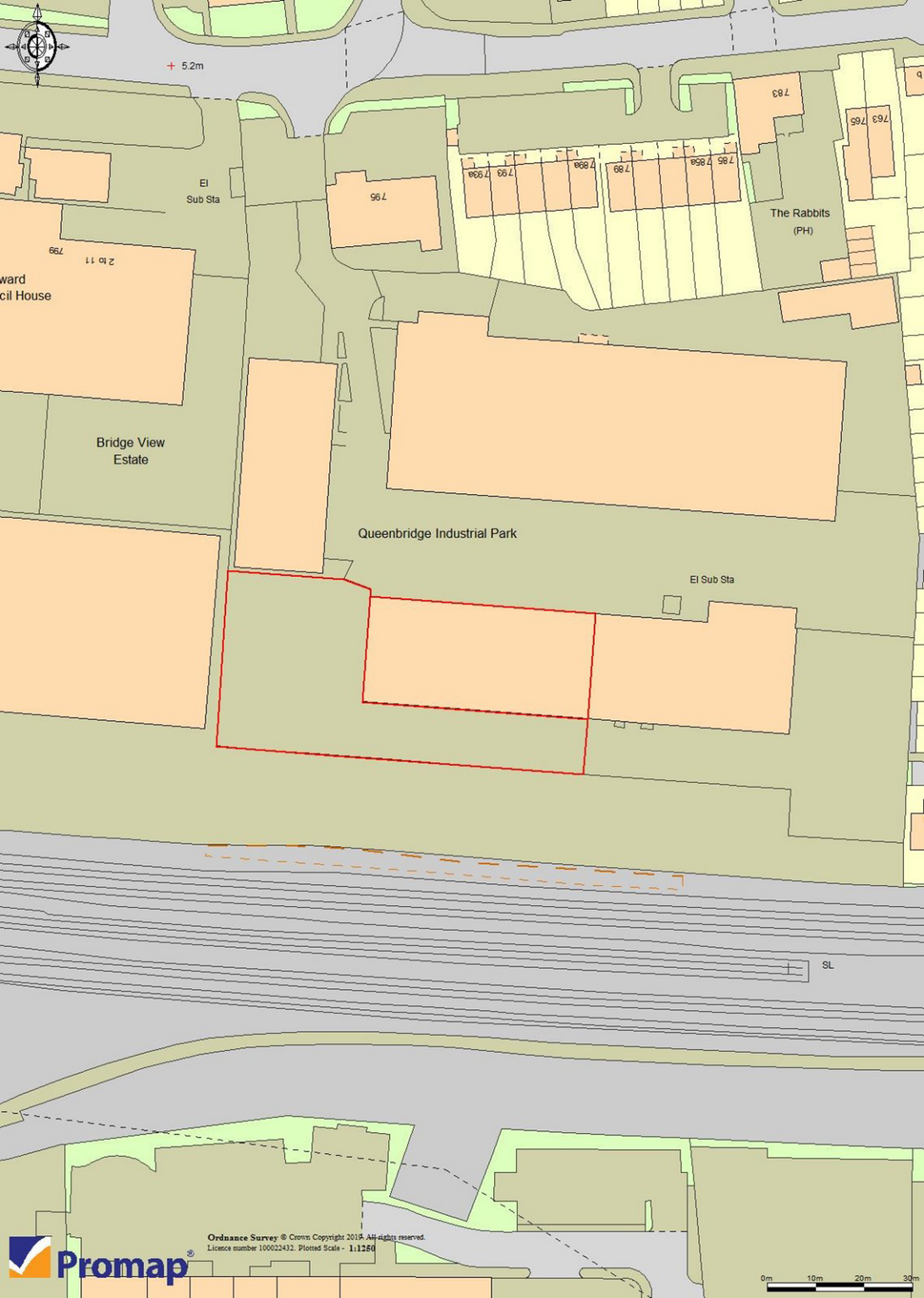
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WEST THURROCK



+ 5.2m

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Sub Sta

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cil House

2 to 11
799

Bridge View
Estate

Queenbridge Industrial Park

El Sub Sta

The Rabbits
(PH)

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