

# Coward Industrial Estate

## St. Johns Road, Grays

### Essex RM16 4BF

Terrace Warehouse Units  
Available Separately or Combined  
from 6,301 - 24,232 sq ft  
(585 - 2,251 sq m)

Close proximity to  
Port of Tilbury

Single surface level door  
to each unit

Roof lights

External yard areas

Undergoing refurbishment

Eaves height 7.7m

# Coward Industrial Estate

St. Johns Road, Grays, Essex RM16 4BF

## Description

Coward Industrial Estate comprises 3 terraces of industrial / warehouse, divided into 14 buildings on a near rectangular shaped site with a central spine road and further access road at the rear of the terrace numbered 9-14, leading to Star Industrial Estate.

The subject properties are terraced units in two blocks and feature steel portal frame with external elevations of insulated profile metal cladding. The landlord is undertaking a refurbishment to provide new WCs, ground floor office and LED lighting.

## Location

The industrial estate is located off St Johns Road in the village of Chadwell St Mary located approximately 3 miles to the north of Tilbury Docks and accessed via the A1089 Dock Road and Marshfoot Road. Dock Road connects within 2 miles to the north with the A13 providing swift access to Junction 30/31 of the M25 within approximately 7 miles to the west of the estate.

The estate is located to the east of Grays at Chadwell St Mary and 3 miles to the north of the Port of Tilbury and within 7 miles to the west of the M25 at Junc 30/31. Access to the nearby A13 and Port is via the A1089 Dock Road which connects with Marshfoot Road and Linford Road.

The Port of Tilbury specialises in forestry products, construction material, paper, grain and recyclables and has recently been extended in a £250M investment for a new ferry freight terminal and construction materials processing facility at Tilbury 2.

## Rateable Value

Individual rating assessments are to be provided-guide details on application.

## EPC

A new EPC will be available on completion of landlords refurbishment works.

## VAT

VAT will be payable where applicable.

Property owned by **Mileway**

Misrepresentation Act. All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. May 2022

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## Accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 1	5,629	523
Unit 1b	3,541	329
Unit 2	3,530	328
Unit 3	3,509	326
Unit 4	6,296	585
Unit 10	10,362	963
Unit 14	10,526	978

## Viewing / Further Information

Please contact:



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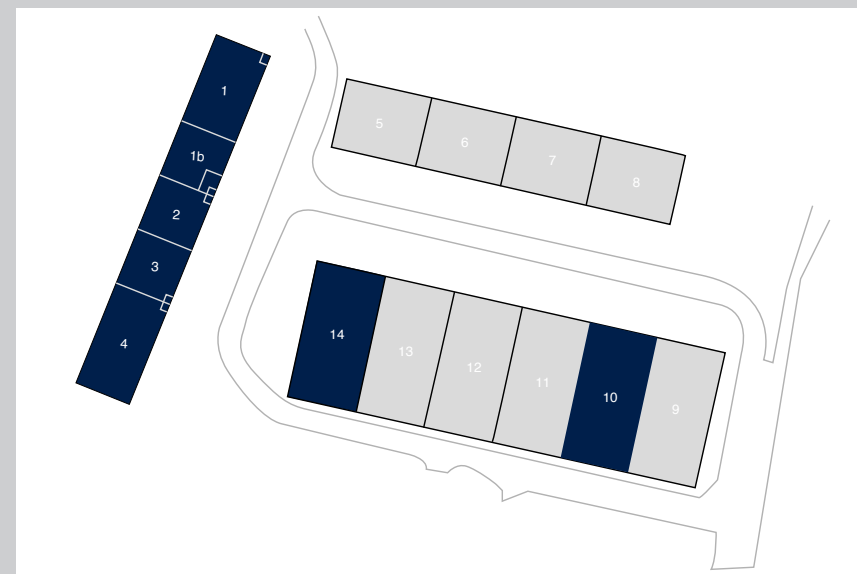
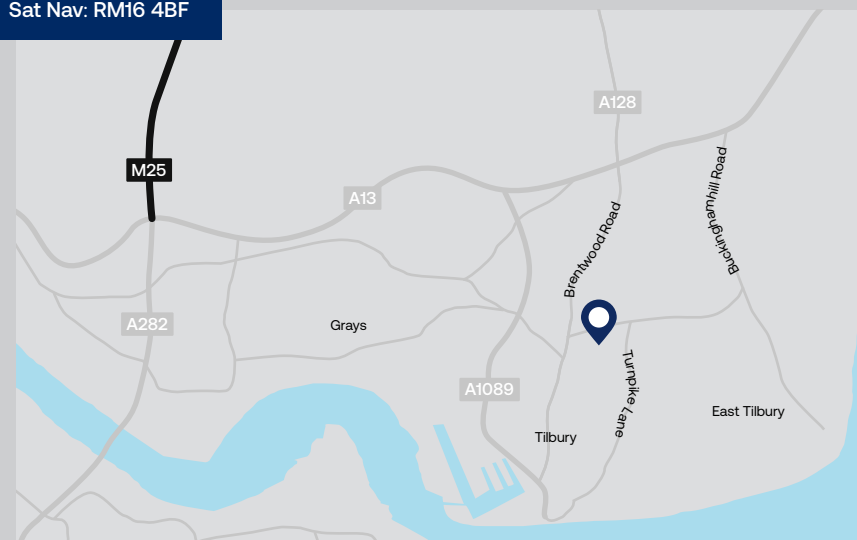
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## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Terms

The premises are available to let on new Full Repairing and Insuring leases for a term to be agreed. Rent on application.

**Mileway**