

lot 35

## Depot and Yard, Curzon Drive Grays, Essex RM17 6BG

Rent  
**£48,465.77**  
per annum  
exclusive

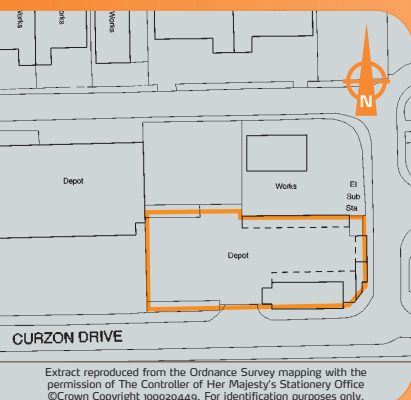
Freehold Industrial Office and Storage  
Yard Investment

- 2 storey building with substantial car parking
- Established industrial location

- Part of the Manor Way Industrial Estate and close to the Tilbury Docks



On behalf of  
**The co-operative** estates



### Location

Miles: 8 miles north-east of Dartford  
23 miles east of Central London  
Roads: A13, M25  
Rail: Grays Rail Station  
Air: London City, London Stansted

### Situation

The property is situated on Curzon Road, a busy industrial location and part of the Manor Way Estate. The Tilbury Dock Approach Road is within close proximity, thereafter linking with the A13 and subsequently the M25 (Junction 30/31).

### Description

The property comprises a former dairy depot including a two storey warehouse with first floor office and the extensive yard comprises a tarmac storage area. The site area is approximately 0.15 hectares (0.38 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground and First Floor	Offices and Storage	291.24 sq m	(3,135 sq ft)	<b>DAIRY CREST LIMITED (1) (2)</b>	20 years from 05/07/1992	£48,465.77 on a fully repairing and insuring lease	04/07/2012
<b>Totals</b>		<b>291.24 sq m</b>	<b>(3,135 sq ft)</b>			<b>£48,465.77</b>	

- (1) For the year ending 31/03/2011 Dairy Crest Limited reported a turnover of £1,420,600,000, a pre-tax profit of £35,400,000 and a total net worth of £160,100,000. (Source www.riskdisk.com 31/10/2011)  
(2) The tenant has sub-let.

### For further details please contact:

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