

# Coward Industrial Estate

St Johns Road, Chadwell St Mary, Tilbury RM16 4BF  
Warehouse | 3,509 - 40,860 ft<sup>2</sup>



Close proximity to  
Port of Tilbury



Single surface level  
doors



Roof lights



External yard areas

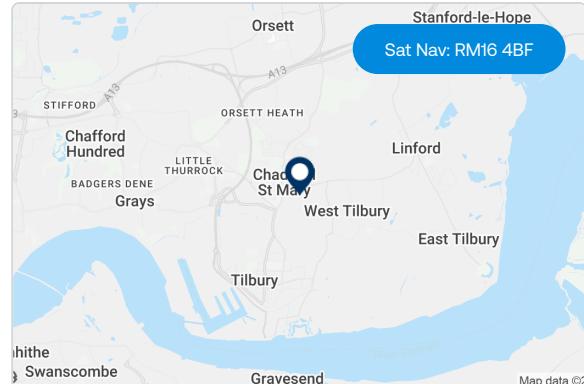


Undergoing  
refurbishment



Eaves height 7.7m





## Description

The Coward Industrial Estate comprises three terraces of industrial/warehouses, 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 the Star Industrial Estate. The properties are mid-terraced units in a block of four 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.

## Further information

EPC  
Unit 3: A, Unit 6: A,  
Unit 9: C, Unit 11: A,  
Unit 13: A

Rent  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms  
Available on new full repairing and insuring leases.

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

[Book a viewing](#)

Gregory Giessen  
Mileway  
southeast@mileway.com  
0203 991 3516

Johnathan Branch  
Branch Associates  
jb@branchassociates.co.uk  
07775 804842

Tom Booker  
Ryan  
tom.booker@ryan.com  
07584 237 141

Tom Gill  
Glenny  
t.gill@glenny.co.uk  
01269 540 771

Chris Birch  
Ryan  
christopher.birch@ryan.com  
07976 681 951



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	3,509	Under offer	3,200
Unit 6	Warehouse	6,101	Under offer	5,085
Unit 9	Warehouse	10,526	Immediately	8,775
Unit 11	Warehouse	10,362	Under offer	9,500
Unit 13	Warehouse	10,362	Immediately	9,500
Total		40,860		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly