

3 Moor Hall, Romford Road, Aveley, South Ockendon, RM15 4UU



End-Terrace Unit approx. 1,154 sq ft (107.3 sqm)
with Offices approx. 3,213 sq ft (298.5 sqm)

TO LET

- Gated yard
- Electrically operated loading door
- Parking
- Offices
- Kitchenette & toilets
- LED lighting

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established rural industrial estate with access to the A13, approximately 1.7 miles to the west. Junctions 30/31 of the M25 are approximately 2.5 miles from the A13. A train service is available at South Ockendon, taking approximately 29 minutes to reach London (Fenchurch Street).

The property

An end-terrace unit of steel portal frame construction beneath a pitched, single skin metal clad roof with translucent light panels. The eaves height is approximately 6.25m rising to an apex height of approximately 8m. To the rear is a works toilet and mezzanine floor (4.8m x 8.42m). Access is via an electric roller shutter.

Adjacent the unit are recently constructed ground and first floor offices comprising a mixture of open plan space with separate directors/meeting rooms. The fit out is good quality, comprising recessed LED lighting, carpeted flooring, electric wall mounted heating and double-glazed windows. The ground floor has a kitchenette and ladies/gents toilets.

Externally, there is a concreted yard accessed via double metal gates to the front. The yard has security lighting and drainage.

Accommodation

The approximate gross internal floor area is:

Unit	1,154 sq ft	107.3 sq m
Offices (GF)	1,681 sq ft	156.2 sq m
Offices (1 st)	1,532 sq ft	142.4 sq m
TOTAL	4,367 sq ft	406.1 sq m
Yard	4,168 sq ft	387.3 sq m

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures

£72,000 per annum exclusive.

A rent deposit of two month's rent (subject to accounts) is payable, as is a service charge (6% of the yearly rent). VAT is payable.

Business rates

Further details on request.

Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£100 plus VAT per year of the lease).

Energy Performance Certificate (EPC)

The EPC is in the process of being arranged.

Agent's Note

All figures quoted are exclusive of VAT.

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk

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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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