

Bay Manor Lane, West Thurrock, RM20 3JT



Unit with mezzanine approx. 1,440 sq ft (133.8 sq m) &
Yard approx. 5,184 sq ft (481.6 sq m)

TO LET

- Close Lakeside/Chafford Hundred Train Station
- Accessible location
- Excellent parking
- Eaves height approx. 4.8 m

Location

The property occupies a position set back from London Road and thereafter the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is approximately 2 miles distant providing a service to London (Fenchurch Street) in approximately 33 minutes.

The property

A detached unit situated behind Trafalgar House, a multi-tenanted three storey office building. The unit is a detached property previously used by our client for retail purposes. Inside, the unit has fluorescent lighting and single-phase power. A concreted and fenced yard offers car parking and additional storage.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit Total	1,440 sq ft	133.8 sq m
Mezzanine	466 sq ft	41.5 sq m
External Store	173 sq ft	16.1 sq m
Yard	5,184 sq ft	481.6 sq m

Terms

To be let on a new lease/licence for a maximum term of 2 years.

Figures.

Offers in the region of £36,000 per annum exclusive plus VAT.
Payable monthly in advance by Standing Order.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

To be assessed.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)

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

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

The yard area has been measured by Pro-Map digital mapping and should be verified on site in due course.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804848**

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

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.