

A127, Brentwood, Essex, CM13 3TB



Potential car sales/open storage (STP).

Units bungalow and yard space.

1710-43,560 sq ft (158-4051 sq m)

Additional 2 acres available for development

TO LET

- Fronting A127
- M25 approx. 5 miles
- Available separately or combined
- Vacant

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

Location

Fronting the southern carriage way of the A127 in between West Horndon and Basildon. West Horndon Station is approx. 2.2 miles away providing a service to London (Fenchurch Street) in approx. 30 mins. Junction 29 of the M25 is approx. 5 miles distant.

The property

Towards the front is a yard suitable for car sales or open storage (stp). Access through the yard leads to units which can be fully refurbished/rebuilt or possibly demolished (stp). The units can be combined with the yards or let separately. Interested parties are advised to discuss their requirements with the agents.

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

A Office / Shop & Unit	1,710sq ft	158.8sq m
B Unit to be rebuilt	1,150sq ft	106.8sq m
C Unit to be rebuilt	2,900sq ft	269.4sq m
D Front yard	13,500sq ft	1,254.1sq m
E Total yard	1 acre	0.40 hec
F Three bedroom bungalow		

Terms

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

Figures

A Office / Shop & Unit	£29,500pax
B Unit to be rebuilt	£19,500pax
C Newbuild unit	£44,500pax
D Yard	£64,500pax
F Bungalow	£1750 pcm
A, E and F	£215,000pax

Legal costs

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

EPC

The EPC assessment is in the process of being prepared.

Agent's Note

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

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

All terms are exclusive of VAT (if applicable).

All subject to planning (STP)

Site areas have been calculated via digital mapping and should be verified on site in due course.

Business Rates

In the process of being reassessed.



A Office & shop



F 3 bedroom bungalow

Enquiries/viewing

Please contact us on 01708 860696 or Email:

jb@branchassociates.co.uk

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