

## **Aveley House, Aveley Trading Park, Arcany Road, South Ockendon, Essex RM15 5SX**



### **Highly Reversionary Industrial Investment**

Six units totaling approx. 16,886 sq ft (1570.3 sq m) on a Self-contained Site of approx. 0.6 acre (0.24ha)

### **FREEHOLD FOR SALE \*PRICE REDUCED\***

- Self-contained terrace of 6 units with 1<sup>st</sup> floor offices at either end
- Approx. 2.7 miles from A13 / 5.4 from M25 (J30)
- Long standing tenants
- Regear opportunity with significant rental growth prospects

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

### Location

The property fronts Arcany Road, off Arisdale Avenue, a mixed use industrial and residential area less than a mile to the South of the Town Centre. Nearby occupiers include Next Distribution, Belmont Laundry and Store to Door Group. The A13 and M25 are approx. 2.7 and 5.4 miles away respectively. Ockendon Train Station provides a service to London (Fenchurch Street) in approx. 29 minutes.

### The property

A self-contained terrace of six ground floor units with 1<sup>st</sup> floor offices at the East and West elevations. Each unit is of concrete portal frame construction with facing brickwork elevations with blockwork internally. The roofs of the single storey units are pitched corrugated asbestos with translucent panels whereas the offices have flat roofs.

The apex height of each unit is approx. 5.6m with an eaves height of approx. 4.0m. The units are separately metered for 3-phase power and mains water.

Externally, there is shared parking to the front and gated yards to the East and West boundaries.

A site plan is outlined overleaf for identification purposes only.

**Accommodation** The total approximate gross internal floor area (expressed sq ft/sqm) is as follows:

**1,570 sq m (16, 886 sq ft)**

Please refer to the Tenancy Schedule for further information.

The site area is approx. 0.60 acre providing a site density of approx. 52%.

### Tenure

Freehold for sale subject to the details shown on the attached Tenancy Schedule.

### Proposal

**£2,000,000 (£118 per sq ft)** is sought for the freehold interest. We understand that VAT is not payable on the sale price.

### Legal costs

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

### Energy Performance Certificate

Available on request.

### Asbestos Survey

Available on request.

### Agent's Note

All figures are quoted exclusive of VAT.

No warranty is given in respect of the current planning use and none of the amenities or fixtures and fittings have been tested.

The site area has been calculated via Promap digital mapping and should be verified on site in due course.



### Enquiries/viewing

**Strictly by prior arrangement** with sole agents Branch Associates on 01708 860696 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk) Contact Johnathan Branch

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