

## Unit 3 & 4 Aveley Trading Park, Arcany Road, South Ockendon, Essex RM15 5SX



Office/unit with private yard & parking  
Approx. 6,867 sq ft (638.6 sq m)

### FOR SALE

- Ground & 1<sup>st</sup> floor offices
- Storage/light industrial unit
- Private enclosed yard/parking to front
- Approx. 2.7 miles from A13 / 5.4 from M25 (J30)
- Front & rear loading doors
- Unit eaves height approx. 4.0m/apex height approx. 6.0m

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

End-terrace two storey office/ancillary accommodation, together with a ground floor unit, private self-contained yard and parking to the front. There is 3-phase power on-site and mains water.

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

Ground & 1 <sup>st</sup> floor offices	388.3 sq m	4491 sq ft
Unit	221.0 sq m	2376 sq ft
<b>Total</b>	<b>638.6 sq m</b>	<b>6,867 sq ft</b>
Private enclosed yard	186 sq m	2000 sq ft

### Tenure

Freehold for sale with vacant possession.

### Figures

**£825,000.** We understand that VAT is not payable.

### Legal costs

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

### Energy Performance Certificate

The EPC rating is E124, expiring November 2032.

### Asbestos Survey

Copy 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.



### 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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