

Bower Hill Industrial Estate, Bower Hill, Epping, Essex, CM16 7AD



Warehouse Units, accommodation and offices
with large yard

Approx. 6,931 Sq ft (644.5 sq m) on a large self-
contained site of approx. 18,600 sq ft (0.42 acre)

TO LET

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

Location

The property is situated at the front of Bower Hill Industrial Estate. Epping Underground station is approximately 2 minutes away, providing a service to London (Liverpool Street) in 37 minutes. The M25 is approx. 5 miles distant, with the M11 approx. 4.5 miles distant.

The property

Comprising detached offices now used as residential accommodation, lock-up and two warehouse units on a large concreted site. The former office building comprises 8 rooms with toilets to ground and first floor. There is a single storey unit, lock-up and two storey unit (all detached) to the rear.

Externally, there is a fully concreted yard, being fenced with gates to both the front and rear.

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

FRONT

Single-storey unit	1,294 sq ft	120 sq m
Lock-up	474 sq ft	44 sq m
Former offices	1,900 sq ft	177.2 sq m
Total	3,668 sq ft	340.7 sq m

REAR

Two-storey unit	3,263 sq ft	303 sq m
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Total site	18,600 sq ft	1,727.9 sq m
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Figures

Whole site **£90,000 pax**

Tenure

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

Business rates

The Rateable Value for 30 Bower Hill is £16,750 and £19,500 for r/o 30 Bower Hill. However, interested parties are advised to check that this covers the whole site. The former offices do not appear to be included.

Legal Costs

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

EPC

Awaiting reassessment.

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.

Part of the accommodation/the site area have been measured off plan and should be checked on site in due course.

These particulars are awaiting client's approval.

Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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