

Hainault, Essex.



**NEW BUILD UNITS SUITABLE FOR
INDUSTRIAL/STORAGE/OFFICE/LEISURE/TRAINING**
Approx 3,228 - 59,005 sq ft (299.9 - 5,481.7 sq m)

TO LET - Available separately or combined

- Substantial Three Storey Building
- 3-phase power & Gas
- Goods lift x3 (2000kg max)
- Eaves approx. 5m to ground floor
- 90 car spaces
- Fenced & gated site

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

Location

The premises form part of a popular established industrial area situated approximately 2.5 miles North of the A12 and 4.4 miles East of the A406, which also links with the National road network via the M11 and M25. Hainault Underground Station is approximately 1.6 miles away, providing a service to London (Paddington) in approximately 32 minutes.

The Estate accommodates numerous industrial/warehouse companies, as well as trade counter and car dealership concerns.

The property

A substantial detached building arranged over three floors, situated on a regular shaped site.

Constructed of external profile cladding with internal blockwork, the property is offered in shell specification together with metered gas, water and 3-phase power to each unit. Three 2000kg goods lifts provide access to the upper levels.

The ground floor is arranged to provide 6 units each with electrically operated loading door, together with pedestrian doors and feature double glazing. The eaves height is approximately 5m.

The first and second floors currently comprise 4 main units capable of being sub-divided to form 8 smaller units if required. The floor to ceiling height on these floors is approximately 3m.

Externally, the site provides 90 demarcated car spaces, available by negotiation together with a one-way system. "In" and "out" electric gates together with perimeter fencing and lighting provide security. CCTV is provided to the external and communal areas.

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

Ground floor

Unit A	2,873 sq ft	266.9 sq m	LET
Unit B	3,228 sq ft	299.9 sq m	LET
Unit C	4,543 sq ft	422.0 sq m	
Unit D	5,094 sq ft	473.2 sq m	LET
Unit E	3,228 sq ft	299.9 sq m	
Unit F	2,873 sq ft	266.9 sq m	LET
Total Ground Floor	21,837 sq ft	2,029.0 sq m	

First Floor

Unit G	6,102 sq ft	566.9 sq m
Unit H	6,634 sq ft	616.3 sq m
Unit I	6,840 sq ft	635.4 sq m
Unit J	6,039 sq ft	561.0 sq m
Total First Floor	25,617 sq ft	2,379.9 sq m

Second Floor

Unit K	6,102 sq ft	566.9 sq m
Unit L	6,634 sq ft	616.3 sq m
Unit M	6,840 sq ft	635.4 sq m
Unit N	6,039 sq ft	561.0 sq m
Total Second Floor	25,617 sq ft	2,379.9 sq m

Grand Total Available individually or combined. 73,075 sq ft 6,788 sq m

Terms

Rent on Application.

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

Figures

VAT is payable. A service charge is also payable, further details upon request.

Legal costs

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

Energy Performance Certificate

The EPC ratings range from B31 to A25.

Business Rates

Awaiting assessment.

Agent's Note

All figures quoted are exclusive of Vat (if applicable) No warranty is given in respect of the current use. None of the amenities or fixtures have been tested. We have relied on floor areas provided by our clients and interested parties are advised to satisfy themselves.

Enquiries/viewing

By prior appointment with:

Branch Associates - 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

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

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