

Little Warley Lane, West Horndon, Brentwood, Essex CM13 3EN



Existing yard from 1 - 5.31 acres (0.40 - 2.15 hectares)

Additional 7.4 acre (3.0 ha) area and units also available

TO LET

- Established industrial location
- 24/7 access
- Close A127/M25
- Flexible lease & area
- 800 KVA power supply

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

Location

Forming part of an established industrial location located with direct access to the westbound section of the A127, linking with junction 29 of the M25, less than 3 miles distant. A mainline Train Station at nearby West Horndon provides a service to London (Fenchurch Street) in approximately 30 minutes.

The property

Forming part of a larger industrial site, it is our client's intention to divide the yard according to requirements.

The existing surface is compacted/type 1 and each yard will be fenced, gated and provided with services according to requirements. Full concreting is available for additional rent.

The next phase will comprise an additional area of approximately 7.4 acres with units according to requirements.

Accommodation Measured in accordance with the RICS Code of Measuring, the approximate site areas are as follows:

Existing yard 1.0 – 5.31 acres (0.40- 2.15 ha)

Future yard 1.0 – 7.41 acres (0.40 – 3.0 ha)

Units to be refurbished according to requirements

Interested parties are advised to discuss their requirements

Terms

To be let on a new lease for flexible term to be agreed including periodic rent reviews.

Figures

Rent on application depending on size and specification. Interested parties are advised to discuss their requirements with the agents.

Subject to satisfactory accounts, a two month rent deposit is payable. A service charge of 6% of the annual rent is also payable. Insurance and utilities are payable in addition.

Legal costs

Our client uses an in-house agreement at a fee of £100 plus VAT per one year period.

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.

The site area has been calculated via Promap Digital Mapping. We have not undertaken a measured survey and recommend verification of the site area on site in due course.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Energy Performance Certificate (EPC)

Not applicable.

Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk

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

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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