

Unit 5b, Moor Hall, Romford Road,  
Aveley, South Ockendon, Essex  
RM15 4UU



Unit approx. 1200 sq ft  
(111.6 sq m)

**TO LET on New Lease**

- Refurbished
- Private compound
- Vacant
- Light industrial or storage uses

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

info@branchassociates.co.uk | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

### Location

Forming part of an established rural industrial estate with access to the A13, approximately 1.7 miles to the west. Junctions 30/31 of the M25 are approximately 2.5 miles from the A13. A train service is available at South Ockendon, taking approximately 29 minutes to reach London (Fenchurch Street).

### The property

Forming part of a semi-rural industrial estate, recently acquired by our client for extensive refurbishment and upgrading. The unit has been full refurbished and includes a private gated compound to the front.

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

Unit 5b	1,200sq ft	111.6 sq m
---------	------------	------------

### EPC

To be assessed on completion of refurbishment.

### Terms

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

### Figures

Unit 5b £18,000pax plus VAT

A rent deposit of two month's rent (subject to accounts) is payable, as is a service charge (6% of the yearly rent). VAT is payable.

### Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£100 plus VAT per year of the lease).

### Business Rates

To be assessed on completion or refurbishment.

### 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 floor and site areas have been provided via a third party and should be verified on-site in due course.



### Enquiries/viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents.