

Yard 14c, Moor Hall, Romford Road,
Aveley, South Ockendon, Essex
RM15 4UU



Yard approx. 4,000 sq ft
(372 m)

Immediately Available - TO LET
(Note - shared access)

- Compacted surface
- Semi-rural location close A13
- Suitable for vehicle parking or general open storage

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

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

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COMMERCIAL PROPERTY SPECIALISTS

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. This yard forms the middle section of two other yards, so there is a shared right of way through the property. The yard is considered suitable for commercial vehicle parking, and general open storage.

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

Yard 14d	4,000sq ft	372 sq m
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EPC

Not applicable as a yard.

Terms

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

Figures

£8,000pax 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.

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 / 07775 804842 or email: jb@branchassociates.co.uk

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