



WEST HORNDON INDUSTRIAL ESTATE | ESSEX | CM13 3XL



2 Sectional Up & Over Doors



24 Hour Estate Security



3 Phase Power



Good Loading/Parking



Maximum Eaves Height 8.2m

UNIT 29

INDUSTRIAL/WAREHOUSE WITH MEZZANINE

APPROX. 10,139 SQ FT (941 SQ M)



SITE PLAN



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

UNIT 24	SQ FT	SQ M
Unit 29	941.91	10,139

DESCRIPTION

Vehicular access is provided via two sectional up and over doors to the front elevation with personnel door adjacent. Internally the building provides WCs, LED lighting. Loading/ parking is provided to the front of the unit.

TERMS

Flexible terms available subject to contract at a commencing rental of £100,000 per annum exclusive.

SERVICE CHARGE

There is an estate charge for communal expenditure which is approximately 1.05p per sq ft which includes 24 hour security on the estate.

VAT

VAT is applicable to the rent and service charge.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

BUSINESS RATES

From internet enquiry of the Valuation Office Agency website the property has a Rateable Value of £49,000 as at 1 April 2023

BUSINESS RATES

We understand the property has an EPC Rating of E115 valid until 13.11.2031.



LOCATION

West Horndon is a multi occupied estate of industrial/warehouse and office premises located approximately 4.6 miles from Junction 29 of the M25 via the A127.

West Horndon mainline railway station is located immediately adjacent to the estate and provides a regular service to London Fenchurch Street with a journey time of approximately thirty five minutes. Basildon is located approximately six miles to the east and Brentwood six miles to the north.

VIEWING AND FURTHER INFORMATION

Viewing by appointment. For further information, please contact the joint agents below:



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