

TO LET

Industrial Workshop And Office

Approx. 2,756 Sq. Ft. (256.03 Sq. M.) G.I.A.

Plus A Gated Yard Of Approx. 5,222 Sq. Ft. (513 Sq. M.)

UNIT 4, CHILDERDITCH INDUSTRIAL PARK

Childerditch Hall Drive, Little Warley, Brentwood, Essex, CM13 3HD



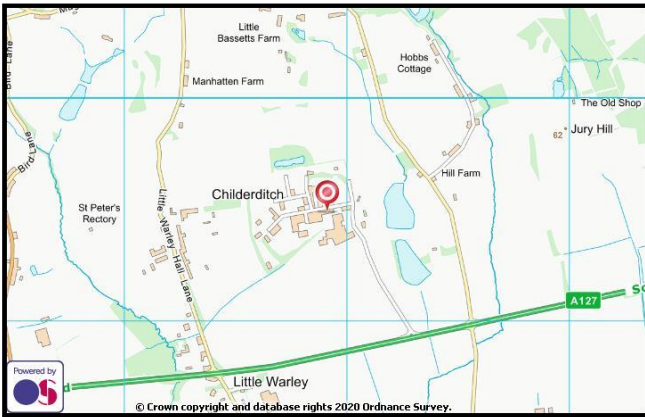
- Extensive Secure Yard Area
- Roller Shutter Door

- Three Phase Power
- BT Infinity Super Fast Fibre Optic Broadband

KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Childerditch is located along the A127 with the M25 Junction 29 being 3 minutes away with easy access to central London, DP World London Gateway and east coast ports, Dartford Crossway at M25 Junction 30 is 9 miles away for Folkstone and Dover. Rail connections for Cross Rail at Shenfield 10 minutes and West Horndon for Fenchurch Street 7 minutes.

DESCRIPTION

Childerditch Industrial Park offers an established business community with a balanced mix of logistical solutions set over 32 acres. The available accommodation comprises a two bay building with apex roof, of steel framed construction enclosed by brick, block and profiled steel cladding over a concrete floor. The workshop area has a eaves height of 3.26 metres. The yard provides ample car parking.

ACCOMMODATION

Ground Floor Workshop and	2,756 Sq. Ft. (256.03 Sq. M.)
Offices	
Yard Area	5,522 Sq. Ft. (512.99 Sq. M.)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

Available on a new FRI lease for a term to be agreed.

EPC

An EPC has been commissioned.

RENT

£30,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £25,250. Based upon the current Uniform Business Rate we believe the rates payable amount to £12,599.75 for 2020/21.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

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

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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