

TO LET

Trade Counter/Warehouse Unit

Due to be refurbished

12,607 sq. ft. (1,171 m²)

UNIT 12, STAFFORD INDUSTRIAL ESTATE

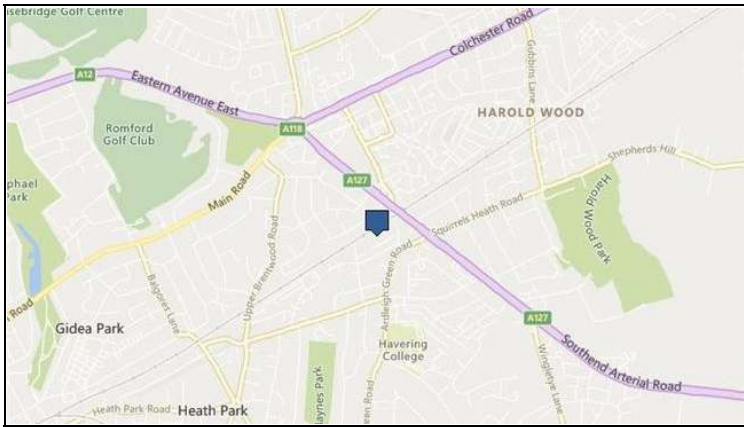
Hillman Close, Hornchurch, Essex, RM11 2SJ



- Trade Counter location
- Excellent road links
- 6m min. eaves height
- Ancillary 2 storey offices
- Dedicated car parking/loading areas
- 3 Phase power

KEMSLEY
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is located on the Stafford Industrial Estate situated in Arleigh Green in close proximity to Southend Arterial Road (A127) which provides excellent access to both the A12 and M25 motorway.

DESCRIPTION

The property comprises an end of terrace industrial unit benefitting from its own secure car park situated at the entrance to the estate in addition to further parking and loading in front of the shutter loading door. The unit benefits from a minimum 6 metre eaves height and predominantly clear warehouse accommodation in addition go good quality ancillary office accommodation with kitchen and WC facilities over ground and first floor.

The property is due to undergo a full programme of refurbishment works.

ACCOMMODATION

Warehouse:	8,329 sq. ft. (774 m ²)
Ground Floor Office:	2,139 sq. ft. (199 m ²)
First Floor Office:	2,139 sq. ft. (199 m ²)
Total	12,607 sq. ft. (1,171 m²)

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

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

TBC

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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