**TO LET**

# Car Park - Suitable for Open Storage Uses (STPP)

0.76 Acres (0.31 Hectares)

# EAGLE WAY CAR PARK

The Drive, Great Warley, Brentwood, Essex, CM13 3BH

- **Short Term Occupation Only**
- **Fully Concreted**
- **150 Marked Parking Bays**
- **Two Years Maximum Occupation**
- **Warehouse Adjacent Also Available**
- **Available Immediately**

KEMSLEY LLP
PROPERTY CONSULTANTS
**01268 532425**
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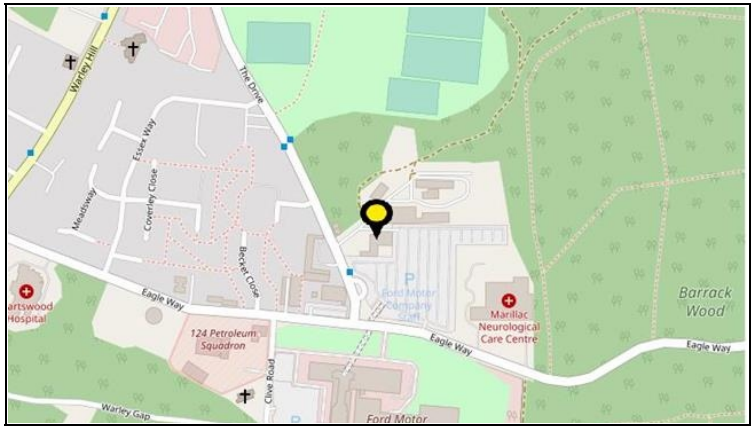
**Kemsley LLP** Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ



**LOCATION**
Eagle Way Car Park is located to the rear of the former Allen Ford Service Centre, Warley Brentwood, is situated approximately 25 miles to the east of central London, accessed via the A12 trunk road providing good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately three miles distant. Brentwood main line railway station provides frequent services to London Liverpool Street and is set to benefit from Cross Rail.

**DESCRIPTION**
The available accommodation comprises a hard surfaced car park, suitable for parking or open storage. Planning permission may be required for alternative uses other than car parking. The car park currently provides approximately 150 marked parking bays, allowing sufficient space for circulation and access and egress. It currently benefits from a barrier entry system.

**ACCOMMODATION**

| | |
|---|---|
| **Total** | **0.76 Acres (0.31 Hectares)** |

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

**TENURE**
Leasehold - short term only with a maximum of two years occupation, outside the the security of tenure provision of the Landlord and Tenant Act 1954, as amended. Further details upon application.

**RENT**
£75,000 per annum exclusive.

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

**BUSINESS RATES**
To be reassessed.

**SERVICE CHARGE**
N/a.

**EPC**
An EPC is not required.

**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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