

Yard, Stanhope Industrial Estate, Wharf Road, Stanford le Hope, SS17 0EH



Lock-up/storage yard approx. 4,527 sq ft
(420.6 sq m) **TO LET**

Adjoining unit/yard also available.

- Double gates
- Palisade fencing
- Security lighting/CCTV
- Electricity to boundary
- 2 containers available
- Out of hours estate security

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The site forms part of an established industrial estate approximately 2 miles south of the A13 and only 1.1 miles from Stanford le Hope Train Station, providing a service to London (Fenchurch Street) in approx. 50 minutes. The M25 is approximately 9 miles distant. London Gateway Port lies to the east.

The property

A regular shaped lock-up yard comprising compacted/hard surface with palisade fencing. Access is via double gates with magnetic lock.

There are x2 20ft containers, security lighting, CCTV and water/electric connections to boundary.

There is out of hours manned security.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate site area is:

Yard 4,527 sq ft 420.6 sq m

An adjacent Unit (approx. 3,996 sq ft / 371.6 sq m) with yard (approx. 5,460 sq ft / 507.3 sq m) is also available, further details on request.

Terms

To let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews. A rent deposit is payable, subject to accounts/references.

Figures

£25,500 per annum exclusive. VAT is payable.
All other outgoings payable in addition.
A service charge is payable, further details of which are available on request.
Adjacent unit/yard available at **£75,000 per annum exclusive + VAT.**

Planning

No lorries shall enter or leave the site outside the hours of 7am-7pm Monday-Saturday and not at all on Sundays or Bank Holidays.

Business rates

Awaiting assessment.

Energy Performance Certificate (EPC)

Not applicable.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

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.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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