

## TO LET

Industrial/Warehouse Unit 2,765 sq. ft. (256.88 m<sup>2</sup>)  
With Gated Yard 5,609 Sq. Ft. (528.62 m<sup>2</sup>)

## UNIT 4, CHILDREDITCH INDUSTRIAL PARK

Childerditch Hall Drive, Brentwood, Essex, CM13 3HD



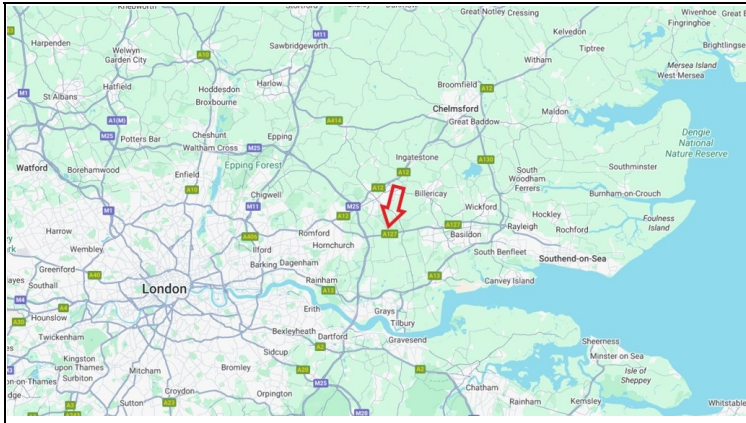
- Roller Shutter
- Kitchen
- Three Phase Electricity

- Open Plan Offices
- WC Facilities
- Gated And Palisade Fenced Yard

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://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 warehouse arranged to provide ground floor L-shaped warehouse with roller shutter access and a clear span height of 3.5m. A separate office is provided along with kitchen area and male & female WC facilities. The property benefits from a gated and palisade fenced concrete yard.

## ACCOMMODATION

Unit 4 GIA	2,765 sq. ft. (257 m <sup>2</sup> )
Of which office & toilets GIA	637 sq. ft. (59 m <sup>2</sup> )
Yard	5,690 sq. ft. (529 m <sup>2</sup> )
Total Site Area	8,667 sq. ft. (805 m <sup>2</sup> )

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

## TENURE

The property is available on a leasehold basis, further detail upon application.

## RENT

£57,500 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 Valuation Office Agency, we believe the Rateable Value to be £30,500 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £15,219.50.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of D.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

David Sewell  
Tel: 01268 290299 / 07837 409316  
Email: david.sewell@kemsley.com

Ryan Jones  
Tel: 01268 290298 / 07813 973113  
Email: ryan.jones@kemsley.com

Ref: AB2827/1



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.





**KEMSLEY**  
LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.





**KEMSLEY**  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

**Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ**