

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



Detached new build unit with offices approx. 3,996 sq ft (371.6 sq m) and yard 5,460 sq ft (507.3 sq m)

TO LET **RENT REDUCED**

- Newly built unit
- High-spec offices with air conditioning
- Kitchen/toilets
- LED lighting
- Electric loading door
- Palisade fencing
- 3-phase power
- Approx. 4.8m eaves

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 newly constructed unit comprising steel portal construction with high specification two storey offices to the rear. Access is via an electrical roller shutter loading door to the front and side pedestrian doors. There is LED lighting, 3-phase power, air conditioning, kitchen and male/female toilets. Mains water and a septic tank are on site.

Externally, there is a fully tarmacadam yard with palisade fencing and double gates. There is also security lighting to the perimeter.

The property benefits from out-of-hours manned estate security.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	3,996 sq ft	371.6 sq m
Yard	5,460 sq ft	507.3 sq m

An adjacent lock-up yard approx. 4,527 sq ft (420.6 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

£67,500 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 lock-up yard available at **£25,500 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)

Awaiting assessment.

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

More photographs overleaf.

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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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