

Orchard Farm Ind Est. Little Warley Hall Lane, West Horndon,  
Brentwood CM13 3EN



Units from 1151-41506 sq ft (107-3860 sq m)  
Some with yards

## TO LET

- Secure gated site
- 24/7 access
- Close A127/M25
- Flexible lease & area
- Additional yards available
- 800 KVA power supply

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

### Location

Forming part of an established industrial location located with direct access to the westbound section of the A127, linking with junction 29 of the M25, less than 3 miles distant. A mainline Train Station at nearby West Horndon provides a service to London (Fenchurch Street) in approximately 30 minutes.

### The property

Forming part of a 14 acre industrial estate, it is our client's intention to divide and refurbish the complex to form self-contained light industrial/warehouse units, some of which have demised private yards.

The next phase will comprise an additional area of approximately 7.4 acres with units according to requirements.

There is also a flexible range of open storage yards available and interested parties are advised to discuss their requirements with Branch Associates.

**Accommodation** Measured in accordance with the RICS Code of Measuring, the approximate floor areas are as follows:

Unit no	Sq ft	Sq m	
1	1151	107	<b>LET</b>
Yard	9100	846	
2	2031	188.8	<b>LET</b>
3	2924	271.8	<b>LET</b>
4	19500	1813	<b>LET</b>
5	4067	378	<b>LET</b>
5a	5519	513	Size to be checked
Yard	7553	702	
6	10878	1011	<b>UNDER OFFER</b>
Yard	9651	897	
7	3023	281	<b>AVAILABLE</b>
Yard	6133	570	
8	2722	253	<b>AVAILABLE</b>
Yard	4266	396	
9	2400	222	<b>UNDER OFFER</b>
Yard	2766	257	
10	8700	809	<b>AVAILABLE</b>
Yard	7136	663	

Site plan overleaf. Can be combined to suit.

Interested parties are advised to discuss their requirements

### Terms

To be let on a new lease for flexible term to be agreed including periodic rent reviews.

### Figures

£12.50 – 15.00 per sq ft pa exclusive. Interested parties are advised to discuss their requirements with the agents. Some yards will be subject to additional rent.

Subject to satisfactory accounts, a two month rent deposit is payable. A service charge of 6% of the annual rent is also payable. Insurance and utilities are payable in addition.

### Legal costs

Our client uses an in-house agreement at a fee of £150 plus VAT per one year period.

### 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.

The site areas have been provided by a Third Party and should be verified on site in due course.

### Energy Performance Certificate (EPC)

In the process of being prepared.

### Enquiries/viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



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

info@branchassociates.co.uk | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

