

Vange Park Road, Vange, Nr Basildon Essex SS16 5LA



Open Storage Yards

From approx. 0.47 - 1.07 acres (0.19 - 0.43 hectare)

TO LET

- Adjacent A13 at “Five Bells” roundabout
- Regular shape
- “Type 1” surfacing and central access
- Mains water & drainage
- Electric sub-meters to each plot
- Immediately available
- Fenced & gated

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

Location

The site has substantial frontage to Vange Park Road, running parallel to the north bound carriageway of the A13 at the Five Bells Roundabout. Basildon Train Station is approximately 1.7 miles distant, providing a service to London (Fenchurch Street) in approximately 35 minutes.

The property

A central access road provides access to the front boundary, which is fenced and gated. Currently a single plot, it can be divided as below.

Provided with mains water, drainage and electricity via sub-meter. The surfacing is compacted "Type 1".

Planning

The site has Certificate of Lawfulness for the storage and sale of building materials, general materials and associated buildings. Copies of the planning documents are available on request.

Accommodation the approximate site areas are:

| Plot | Sq ft | Sq m | |
|------|--------|------|------------------|
| 7 | 20,723 | 1926 | AVAILABLE |
| 8 | 25,920 | 2409 | AVAILABLE |

An indicative plan is available on request.

Terms

To be let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

Plot 7 - £88,000pax
 Plot 8 - £110,000
 Combined - £170,000pax
 Plus VAT.



Legal costs

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

Energy Performance Certificate

Not applicable.

Business Rates

To be re-assessed once divided.

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.
 All areas to be verified on site in due course.

Enquiries/viewing

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

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