

Rear of 609 London Road, West Thurrock, RM20 4BA



Yard approx. 1.1 acres (0.44 ha)

In the process of being refurbished

TO LET/FOR SALE * Price reduced

- Double gates
- Close A13/M25
- Security lighting (not tested)
- Vacant
- Suitable for various uses (STP)

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

Location

The site forms part of an established industrial estate approximately 20 miles to the east of central London with excellent access to the M25, being approx. 2 miles distant. Chafford Hundred Train Station is approximately 1.8 miles away, providing a c2c service to London (Fenchurch Street) in approximately 38 minutes. The property lies directly off London Road via a private access.

The property

Accessed via an adopted road, a small section of the site lies to the East of Stoneness Road (elevated) linking with the remainder to the West. This is a long narrow site secured with a combination of interlocking concrete panels, post & chain-link and security fencing. The surface is tarmacadam and compacted material. There is security lighting to the boundary (not tested).

Our clients are in the process of refurbishing the land for occupation.

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

Yard 1.1 acres / 0.44 ha

Terms

To let on a new lease for a term to be agreed, incorporating periodic upward only rent reviews where appropriate. Subject to accounts, a rent deposit is payable. Alternatively freehold for sale with vacant possession.

Figures

Offers in the region of £150,000 per annum exclusive or £1.9m for the freehold. All other outgoings are payable in addition. VAT is applicable.

Business rates

We have been unable to locate a rating assessment online.

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.

Anti Money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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