



FOR SALE
FREEHOLD

**Hunts Hill Farm, Aveley Road,
Aveley, Essex, RM14 2TG**

Short Term Industrial Investment Opportunity
with Development Potential within close
proximity to the **M25 Motorway**



LOCATION

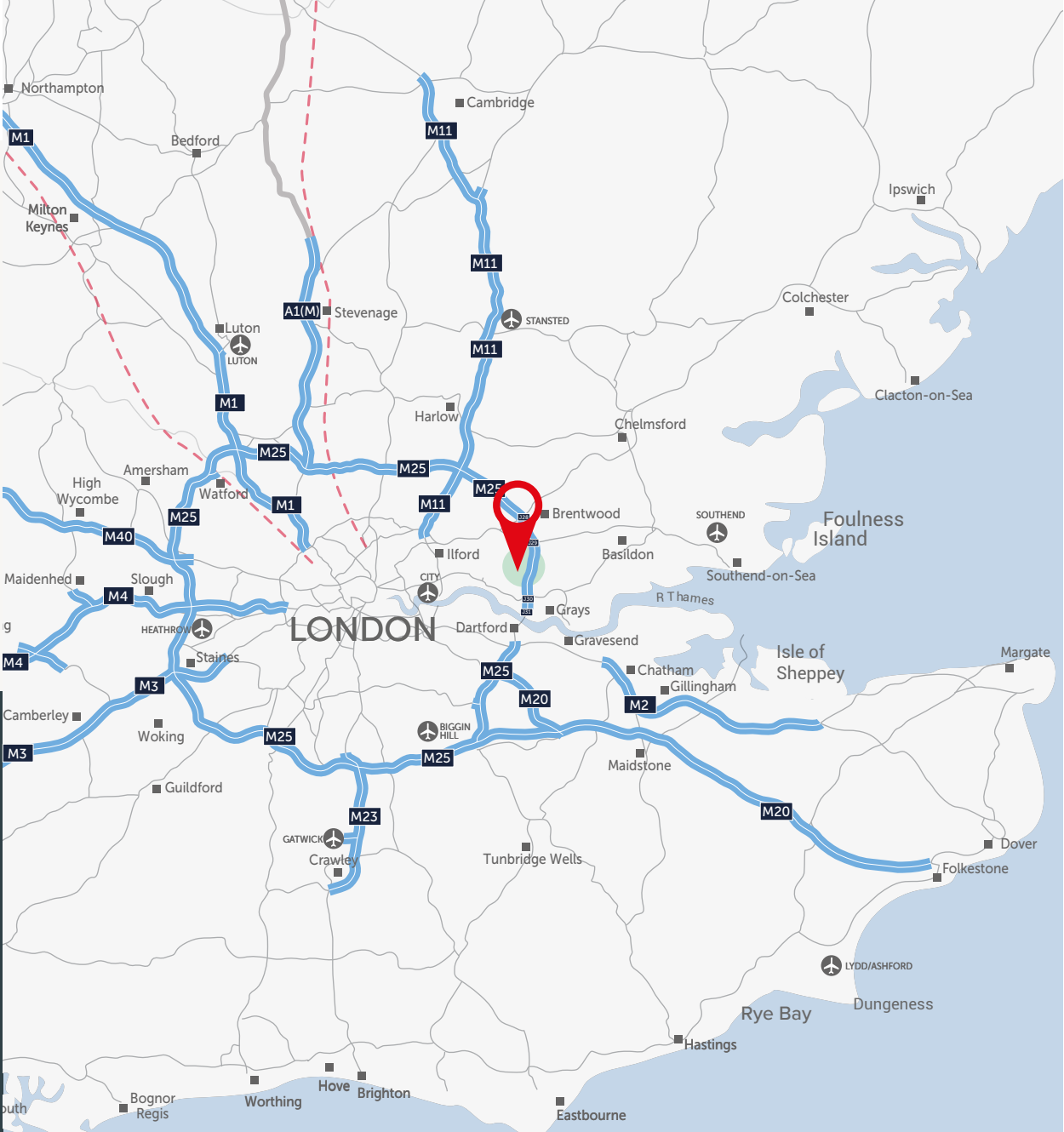
Aveley is a town within the borough of Thurrock in Essex benefiting from a population of 9,360. The town lies within the M25 Motorway which encircles London however it is just outside of the Greater London boundary.

The A13 lies to the south of Aveley and provides connections to destinations across Essex and Eastern and Central London as well as the M25 via Junctions 30/31 and the wider motorway network.

Ockendon and Upminster are the closest train stations to Aveley with regular services to London Fenchurch Street, Grays, Southend and Leigh-On-Sea as well as London Overground and Underground services from Upminster.

Aveley is within an hours drive of four major airports offering flights to hundreds of global destinations.

	Destination	Distance	Typical drive time
	Junction 30 of M25	4.7 miles	9 mins
	Central London	20 miles	52 mins
	Dover	66 miles	1h 11 mins
	Chelmsford	21 miles	33 mins
	South Ockendon	1.5 miles	6 mins
	Upminster Station	2.25 miles	6 mins
	London Gatwick Airport	40 miles	47 mins
	London City Airport	14 miles	32 mins
	London Stansted Airport	41 miles	34 mins



SITUATION

The property is situated to the north of Aveley on Aveley Road in a semi rural setting with several clusters of commercial uses situated throughout the area. Surrounding occupiers include Simply Green Waste Solutions, Active Plant Hire, Damyns Hall Aerodrome and Aveley Self Storage.

Upminster train station is located approximately 2.25 miles to the north of the property and can be reached within a 6 minute drive. Upminster has London Overground and Underground services as well as National Rail Services to London Fenchurch Street, Grays, Southend and Leigh-On-Sea.



DESCRIPTION

The site extends to approximately 5.81 acres and comprises a diverse mix of commercial and ancillary land uses. Around 3.5 acres of the site benefit from established commercial use, incorporating a range of industrial units, former stables, a residential dwelling and areas of open storage. This portion of the land has historically supported a variety of light industrial, trade and yard based activities, reflecting its longstanding role as a functional employment location. The remaining 2.31 acres provides an area of predominantly undeveloped land. The commercial elements of the site benefit from strong perimeter security with barriers and palisade fencing across key access points.

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Key

1. Security Office
2. Terrace of Industrial Units
3. Stable Block
4. Black Industrial Unit
5. Two Semi-Detached Industrial Units
6. Agricultural Industrial Unit
7. Vehicle Servicing Unit
8. Residential Dwelling
9. Training Centre
10. Administrative Office

DESCRIPTION



1. Security Office

Single storey building of brick construction beneath a pitched roof comprising a kitchenette, W/C and office accommodation. The building benefits from LED Lighting, perimeter trunking, UPVC windows & doors and an EV car charging point.



3. Stable Block

Single storey former stable block of traditional timber construction benefiting from suspended ceilings, pitched roof and LED Lighting.



2. Terrace of Industrial Units

Terrace of industrial buildings of steel portal frame construction. These units comprise corrugated pitched roofs with roof lights and are clad with metal profile cladding. The specification of these units include 3.5m yard depth, fluorescent strip lighting, approximately 4m eaves height, manual roller shutter doors. Some of the units have mezzanines for additional storage or to provide office accommodation.



4. Black Industrial Unit

Single detached industrial unit of timber portal frame construction with pitched roof and clad with metal profile cladding. The unit benefits from a eaves height of approximately 3m and manual roller shutter door..

DESCRIPTION



5. Two Semi-Detached Industrial Units

Traditional timber frame construction with single pitch roof. The unit benefits from a concrete floor, two manual roller shutter doors and eaves height of approximately 3.25m.



7. Vehicle Servicing Unit

A substantial vehicle servicing facility with multiple roller shutters and mezzanine areas, providing excellent functionality for automotive or mechanical operations.



6. Agricultural Industrial Unit

Industrial unit of traditional timber frame construction with pitched roof. The unit benefits from concrete floor, three roller shutter doors which are manually operated as well as eaves height of approximately 4.6m. The unit is split into two.



8. Residential Dwelling

Two storey residential dwelling of traditional brick construction with a pitched tiled roof, PVC timber framed windows, three bedrooms and one bathroom.



DESCRIPTION



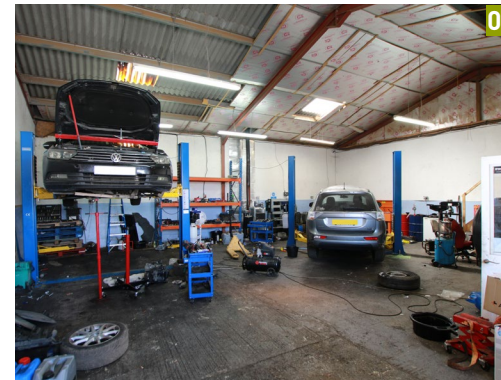
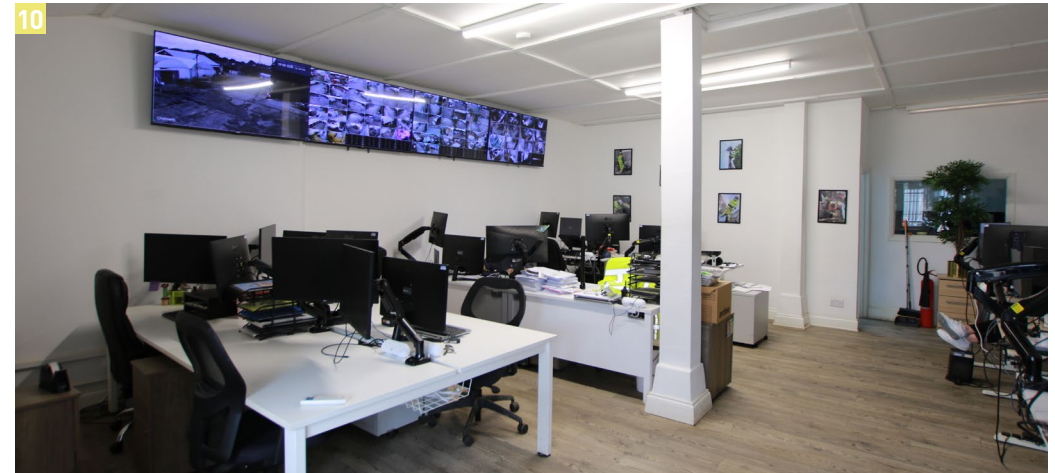
9. Training Centre

Single storey building of block construction with timber cladding and corrugated steel pitched roof. The building benefits from stone paved flooring, UPVC windows, kitchen facilities and a WC.



10. Administrative Office

Single storey building of block construction with timber cladding. The building benefits from wooden laminate flooring, air conditioning, kitchen facilities, UPVC windows & doors and a WC.



ACCOMMODATION

The commercial buildings extend to approximately 15,018 Sq. Ft. on a Gross Internal Area (GIA) Basis across a range of buildings with varying construction types and use.

There is a 3-bedroom detached dwelling situated within the property, which we understand extends to circa 1,000 Sq. Ft.

Accommodation	Sq. M. (GIA)	Sq. Ft. (GIA)
Industrial/Offices	1,393.54	15,018
Residential Dwelling	92.90	1,000
Total:	1,486.45	16,018

A schedule of areas for each individual building is available within the data room.

TENANCY

The property is let in its entirety on a short-term licence at a rent of **£19,500 per calendar month** equating to **£234,000 per annum**.



PLANNING

The element of the site outlined in blue and extending to 3.50 acres benefits from a general industrial planning consent. The site has previously been used as a garden centre with associated residential accommodation.

The remainder highlighted in green is designated as green belt and extends to 2.31 acres.

The site would be suitable for a range of alternative uses, subject to obtaining the necessary planning consents.

ASSET MANAGEMENT

The site provides several asset management opportunities to improve the rental income and lease profile. These include but are not limited to:

- Refurbishment of existing industrial accommodation to create modern, energy efficient industrial units which will have greater appeal to the local market. This will drive rental performance and reduce void periods across the asset.
- Development of further small industrial units across the commercial elements of the estate to increase rental tone of the asset.
- Repositioning the property for Industrial Open Storage (IOS) through the demolition of existing buildings and provision of services and CCTV. There is significant IOS demand within the M25 and Thames Gateway markets.



BUSINESS RATES

The rateable value for the property is £95,000 as at 1st April 2026.

The current standard UBR multiplier is £0.48. Interest parties should make their own enquiries with the VOA.

EPC / DATA ROOM

Access to the marketing data room which includes EPC and further information can be provided on request.

VAT

We understand the property is elected for VAT.

Anti Money Laundering

In accordance with HMRC requirements, all bidders will be required to provide the necessary information to satisfy Anti Money Laundering checks.

Proposal

Offers in excess of **£4,150,000 (Four Million, One Hundred and Fifty Thousand Pounds)**, are invited for the **Freehold interest** subject to contract and exclusive of VAT.

CONTACTS STRICTLY VIA THE JOINT AGENTS:

Richard Durkin

M: 07918 738 541

E: Richard.durkin@g-s.co.uk



g-s.co.uk

Max Buckland

M: 07977 687 267

E: Max.buckland@g-s.co.uk



Will Higgins

M: 07811 849 288

E: Whiggins@lsh.co.uk



lsh.co.uk

Lenon Hart

M: 07704 675 387

E: Lhart@lsh.co.uk

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