



UNIT APPROX. 1,205 SQ FT

Rent: £18,000 Per Annum

Unit 1
Aveley House
Arcany Road
South Ockendon
Essex
RM15 5SX

- Approx. 2.7 miles from A13/5.4 from M25 (J30)
- London (Fenchurch Street) approx. 29 minutes
- Toilet facilities / offices
- Approx. 4m eaves
- Free parking

UNIT 1, AVELEY HOUSE, ARCANY ROAD, SOUTH OCKENDON, ESSEX, RM15 5SX

Location

The property fronts Arcany Road, off Arisdale Avenue, a mixed use industrial and residential area less than a mile to the South of the Town Centre. Nearby occupiers include Next Distribution, Belmont Laundry and Store to Door Group. The A13 and M25 are approx. 2.7 and 5.4 miles away respectively. Ockendon Train Station provides a service to London (Fenchurch Street) in approx. 29 minutes.

The Property

Forming part of a terrace of four recently refurbished ground floor units an eaves height of approx. 4m. There is loading and parking to the front, together with offices and toilet facilities.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	1,205	111.94
TOTAL	1,205	111.94

Terms

To be let on a new 3-year full repairing and insuring lease.

Available December 2026.

Figures

£18,000 pax

Costs

Insurance - £895.00 per annum

Estate service fees - £300.00 per annum

Broadband - £30.00 per month

Utilities - payable direct to provider

VAT

VAT is payable.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

Further details available on request.

Business Rates

Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note

All figures quoted are exclusive of VAT (if applicable)

No warranty is given in respect of the current planning use.

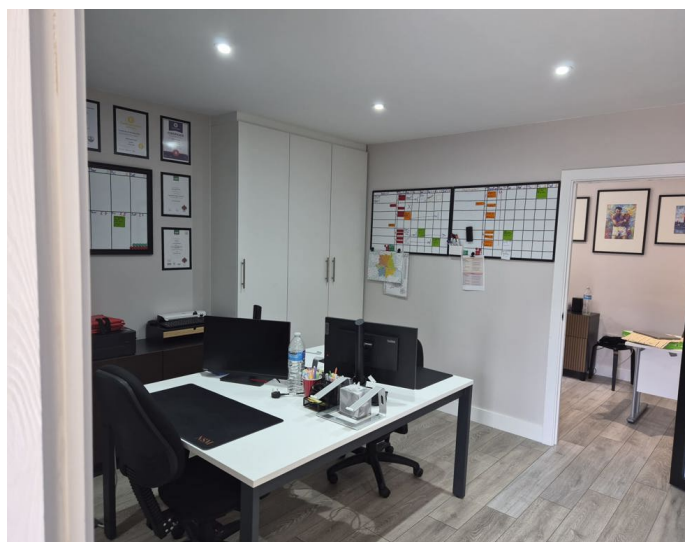
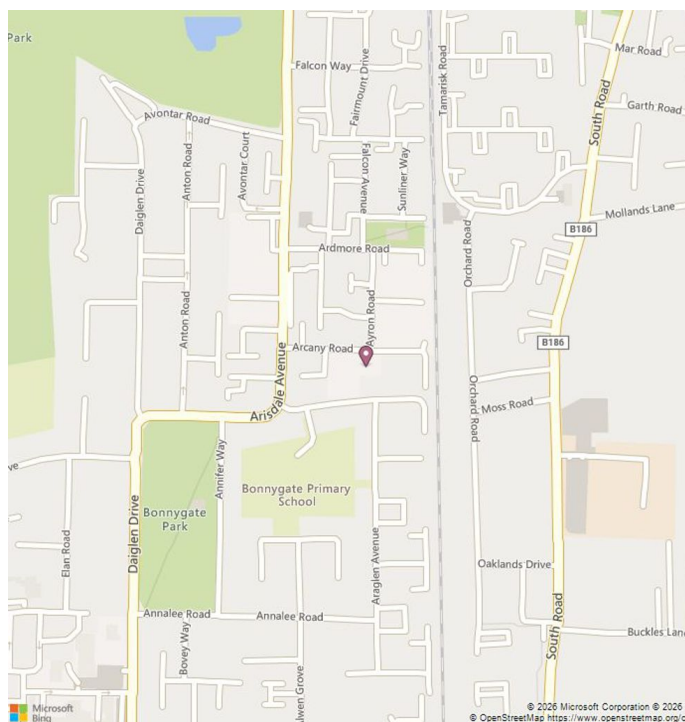
None of the amenities or fixtures and fittings have been tested.

The floor area has been provided by our client and should be verified on site in due course.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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