BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET



OPEN STORAGE YARDS FROM APPROX 1 - 2.1 ACRES WITH UNITS APPROX 1463-3120 SQ FT

Rent: £174,240 - £360,000 Per Annum

Vange Park Road
Vange
Basildon
Essex
SS16 5LA

- Can be sub-divided to suit
- Type 1 surface
- Palisade fencing & gate
- Mains water/drainage/electricity
- Immediately available

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VANGE PARK ROAD, VANGE, BASILDON, ESSEX, SS16 5LA

Location
The site fronts 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.

Occupiers on the estate are Amazon, Drainfast and PKS Scaffolding.

The Property
A central access road provides access to the yard, which is palisade fenced and gated. Currently a single plot, it can be divided from approx 1 acre.

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

Two units are located on site and can be combined with the yard as required.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 3	1,463	135.91
Unit 11	1,657	153.94
Yard	88,393	8,211.71
TOTAL	**91,513**	**8,501.56**

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

Figures
Whole site (2.16 acres with units of 3120 sq ft) - £360,000 pax
Smaller yards from approx 1 acre - £4.00 per sq ft and units at £12.50 per sq ft pax

VAT
The property is opted to tax so VAT will apply to the rent.

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

Energy Performance Certificate (EPC)
In the process of being prepared.

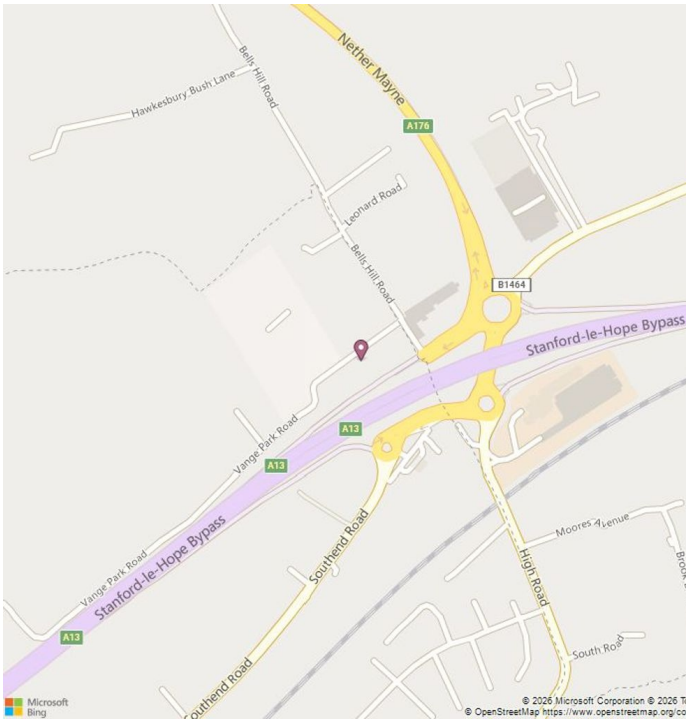
Planning
The site has Certificate of Lawfulness for the storage and sale of building materials, general materials and associated buildings. Copies of the planning documents are available on request.

Business Rates
The Rateable Value of the entire site (2026) is £425,000, making the Rates Payable, £204,000 (26/27) although interested parties are advised to satisfy themselves in this respect. Smaller plots will be reassessed.

Anti Money Laundering
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.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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

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