



TO LET

**countrywide**

COMMERCIAL PROPERTY AGENTS

## SECURE OPEN STORAGE COMPOUND

### CODHAM HALL

Codham Hall Lane  
Great Warley  
Brentwood, Essex CM13 3JT

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**30,000–60,000 SQ FT**

AVAILABLE

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**£4.00 PER SQ FT**

PER ANNUM + VAT

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24/7 ACCESS | SECURE GATED COMPOUND |  
M25 JUNCTION 29

PROPERTY OVERVIEW

# A SUBSTANTIAL SECURE OPEN STORAGE OPPORTUNITY

DESCRIPTION

The property comprises a substantial secure open storage compound extending to approximately 60,000 sq ft (1.38 acres), situated within the established Codham Hall commercial estate at Great Warley, Brentwood.

The compound benefits from perimeter fencing, electric gated access, operational CCTV security and 24-hour access, seven days a week.

The yard is predominantly surfaced in gravel and compacted hardcore, providing extensive external storage accommodation.

Mains water and electricity are connected, with works underway to introduce three-phase electricity, currently anticipated by the end of 2026.

Strategically positioned close to Junction 29 of the M25 and the A127 London Arterial Road, the property offers excellent accessibility throughout Essex, Greater London and the wider South East.

The landlord would ideally prefer to let the entire compound to a single occupier but will consider smaller requirements of approximately 30,000 sq ft.



OPEN GRAVEL COMPOUND

KEY PROPERTY FEATURES

- |                                                          |                                                             |
|----------------------------------------------------------|-------------------------------------------------------------|
| ■ Approximately 60,000 sq ft (1.38 acres)                | ■ Predominantly gravel and compacted hardcore surface       |
| ■ Smaller areas of approximately 30,000 sq ft considered | ■ Strategic location close to M25 Junction 29               |
| ■ Secure fenced compound                                 | ■ Excellent connections to the A127                         |
| ■ Electric gated access                                  | ■ Flexible lease terms available                            |
| ■ Operational CCTV security                              | ■ No separate service charge                                |
| ■ 24-hour access, seven days a week                      | ■ No rental deposit normally required, subject to agreement |
| ■ Mains water and electricity connected                  |                                                             |
| ■ Three-phase electricity installation underway          |                                                             |



OPEN STORAGE COMPOUND



INTERNAL ACCESS



MAIN ENTRANCE

SITE & ACCOMMODATION

THE SITE

The accommodation provides a substantial open storage area suitable for occupiers requiring external space for the storage of commercial vehicles, plant, machinery, building materials and other business-related goods or equipment, subject to the necessary consents and landlord approval.

The predominantly gravel and compacted hardcore compound provides flexible open storage accommodation, with the scale of the yard offering considerable scope for occupiers to organise their storage requirements.

The site forms part of the wider Codham Hall commercial estate and is approached via the established private access roadway.

ACCOMMODATION SCHEDULE

| ACCOMMODATION                        | SQ FTACRES |      |
|--------------------------------------|------------|------|
| Entire Compound                      | 60,000     | 1.38 |
| Part Compound (Subject to Agreement) | 30,000     | 0.69 |

All measurements are approximate.  
Any subdivision remains subject to the landlord agreeing the precise area, boundaries and access arrangements.

POTENTIAL STORAGE APPLICATIONS

Subject to the relevant planning permissions, statutory requirements and landlord approval, the compound may be suitable for:

- Commercial vehicle and fleet storage
- Plant and machinery storage
- Construction equipment storage
- Builders' materials storage
- General outdoor commercial storage
- Storage of business equipment and associated goods

PLANNING

The property is being marketed for open storage purposes. The specific planning status of the compound has not been independently verified. Interested parties should satisfy themselves that their proposed use is lawful and obtain any necessary planning or statutory consents.

## STRATEGIC LOCATION

## EXCELLENT MOTORWAY CONNECTIVITY



## LOCATION

Codham Hall is situated off Codham Hall Lane at Great Warley, Brentwood, within a well-established commercial location close to the A127 London Arterial Road and Junction 29 of the M25 motorway.

This strategic position provides convenient connections to East London, Essex, Kent and the wider South East, making the location particularly attractive to businesses requiring access to the regional motorway network.

The A127 provides an important east-west route connecting the London area with Basildon, Southend and surrounding Essex commercial centres.

Brentwood, Upminster, Romford and surrounding commercial centres are readily accessible via the local road network.

Map for identification and marketing purposes only. Not a surveyed plan. Site marker position is approximate.

**M25** Junction 29

Convenient access to London's orbital motorway and the wider strategic road network.

**A127** London Arterial Road

Principal east-west connection towards London, Basildon and Southend-on-Sea.

**A12**

Accessible via the wider motorway network, serving East London, Chelmsford and destinations further into Essex.

**A13**

Accessible via the wider road network, providing connections towards Thurrock, East London and South Essex.

RENTAL & LEASE TERMS

LEASE TERMS & FINANCIAL INFORMATION

|                                           |                                         |                                                          |                                             |
|-------------------------------------------|-----------------------------------------|----------------------------------------------------------|---------------------------------------------|
| <b>60,000 SQ FT</b><br>1.38 ACRES APPROX. | <b>24/7 ACCESS</b><br>SEVEN DAYS A WEEK | <b>SECURE COMPOUND</b><br>FENCED · ELECTRIC GATES · CCTV | <b>£4.00 PSF P.A.</b><br>QUOTING RENT + VAT |
|-------------------------------------------|-----------------------------------------|----------------------------------------------------------|---------------------------------------------|

QUOTING RENT

**£4.00 per sq ft per annum + VAT**

| ACCOMMODATION | ANNUAL RENT     | MONTHLY RENT   |
|---------------|-----------------|----------------|
| 60,000 sq ft  | <b>£240,000</b> | <b>£20,000</b> |
| 30,000 sq ft  | <b>£120,000</b> | <b>£10,000</b> |

All rents are exclusive of VAT.  
The rental figures for the smaller area are indicative, based on the quoted £4.00 psf rate, and subject to agreement.

TENURE

The property is available by way of a new full repairing and insuring lease.

LEASE DURATION

The landlord's preferred arrangement is a five-year lease incorporating a tenant break option at the end of year two.  
Alternative lease lengths between two and seven years may be considered.

RENTAL DEPOSIT

The landlord does not normally require a rental deposit, subject to agreement.

RENT PAYMENT

The first month's rent is payable in advance. Subsequent payment arrangements are to be agreed.

SERVICE CHARGE

No separate service charge is payable.

AVAILABILITY

By arrangement, subject to contract.

PLANNING

The property is being marketed for open storage purposes. The specific planning status of the compound has not been independently verified. Interested parties should satisfy themselves that their proposed use is lawful and obtain any necessary planning or statutory consents.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the relevant local authority and Valuation Office Agency regarding the rateable value and any business rates liability.

SERVICES

Mains water and electricity are connected to the compound. Works are currently underway to provide three-phase electricity, which is anticipated by the end of 2026. Interested parties should verify the suitability and capacity of all services for their intended requirements.

INSURANCE

The tenant will be responsible for insuring its own goods, vehicles, equipment and contents and for maintaining any other insurance required under the lease.

LEGAL COSTS

Responsibility for legal costs will be agreed as part of the transaction.

VAT

The quoted rental figures are exclusive of VAT, which will be payable in addition where applicable.

ANTI-MONEY LAUNDERING & COMPLIANCE

The transaction will be subject to satisfactory identification, anti-money laundering and other compliance checks where applicable.

VIEWINGS

All viewings strictly by appointment through Countrywide Commercial.



#### CONTACT & FURTHER INFORMATION

# ARRANGE A VIEWING

**countrywide**

COMMERCIAL PROPERTY AGENTS

#### COUNTRYWIDE COMMERCIAL (UK) LTD

For further information, lease enquiries or to arrange an inspection of the premises, please contact:

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**ALL VIEWINGS STRICTLY BY APPOINTMENT**

#### GREATER LONDON OFFICE

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#### Specialists in Commercial Property Sales, Lettings, Investments & Acquisitions

Countrywide Commercial provides specialist commercial property agency services across Greater London, Essex and the surrounding regions.

#### IMPORTANT NOTICE

Countrywide Commercial (UK) Ltd provides these particulars for general guidance only. They do not constitute an offer, representation, warranty or part of any contract.

All areas, measurements, descriptions, photographs, site plans and illustrations are approximate and subject to verification.

No warranty is given as to the condition of the land, the availability or capacity of services, the accuracy of boundaries, or the planning status of any proposed use.

Applicants must satisfy themselves by inspection and independent enquiry as to the suitability of the premises for their requirements and obtain all necessary statutory and landlord consents.

All terms are subject to contract, landlord approval and satisfactory compliance checks.

**Particulars prepared October 2026.**