

TO LET

Fully Concreted Open Storage Land

0.8 Acres (0.32 Hectares)

PLOT 28, CHILDERDITCH INDUSTRIAL PARK

Childerditch Hall Drive, Little Warley, Brentwood, Essex, CM13 3HD



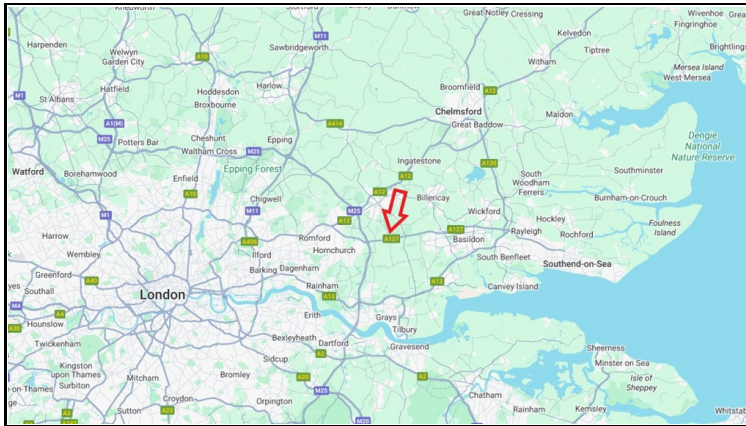
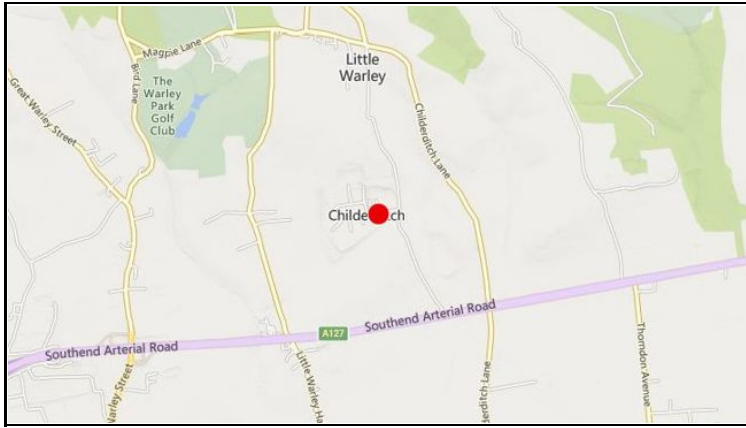
- Gated Entrance
- Electricity Supply
- Established Business Location

- Palisade Perimeter Fencing
- Fully Concreted
- New lease

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Childerditch is located along the A127 with the M25 Junction 29 being 3 minutes away with easy access to central London, DP World London Gateway and east coast ports, Dartford Crossway at M25 Junction 30 is 9 miles away for Folkstone and Dover. Rail connections for Cross Rail at Shenfield 10 minutes and West Horndon for Fenchurch Street 7 minutes.

DESCRIPTION

Childerditch Industrial Park offers an established business community with a balanced mix of logistical solutions set over 32 acres. The available accommodation comprises hard concreted open storage yard with gated access and palisade fencing to the perimeter. A small workshop/warehouse unit is also provided along with WC facilities.

For further information [click here](#) for the micro website for Childerditch Industrial Park.

ACCOMMODATION

Total Site Acre	0.8 Acres (0.32 Hectares)
Workshop	1,555 sq. ft. (144 m ²)
Office	888 sq. ft. (82 m ²)

The above floor areas are approximate and have been measured on a gross external basis.

TENURE

Leasehold - new lease for a term to be agreed.

RENT

£229,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £112,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E-101.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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