Childerditch Hall Drive, Brentwood, **CM13 3HD**

Plot 28
Childerditch Industrial Park



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childerditchindustrialestate.co.uk

Fully Concreted Open Storage Land
0.8 Acres (0.32 Hectares) TO LET

ALMCOR®

- Gated Access
- Electricity Supply
- Established Business Location
- Palisade Perimeter Fencing
- Fully Concreted
- New Lease







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 Folkestone and Dover.

Rail connections are available at Shenfield for Crossrail (14 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.

LEGAL FEES

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

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.

RENT

£229,000 per annum exclusive.

EPC

The property has an EPC ra ng of E-101.

Tenure

Leasehold - new lease for a term to be agreed.

Service Charge

A service charge is applicable. Further details on application.

VAT

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

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