

TO LET

Light Industrial Unit & Secure Yard

650 sq. ft. (60 m²) / 3,950 sq. ft (0.09 acre)

UNIT 4 & REAR YARD AREA, THE OLD COACHWORKS

High Road, Thornwood Common, Epping, Essex, CM16 6LP

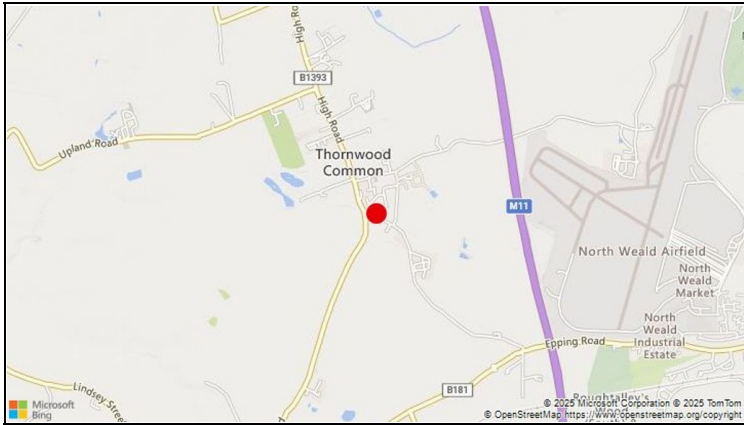


- Light industrial, warehouse, office unit
- Secure, level yard/compound/car park
- New lease terms, immediately available

- Adjacent to Screwfix & Howdens
- Part of established commercial complex
- Excellent access to M11/A414/Epping

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Thornwood Common is a village situated approximately 2.3 miles to the north east of Epping and approximately 6.5 miles to the west of Ongar. The property is prominently located fronting the B1393, which provides direct access to the A414/M11 (J7) Hastingwood junction (approximately 1.7 miles) and the M25 thereafter.

DESCRIPTION

Unit 4 comprises a light industrial/warehouse/office unit, accessed via a roller shutter door and providing an open workspace. There is a W/C and mains services. The yard area provides a regular shaped, level yard/car park/compound, secure with gated access. The property forms part of a larger commercial complex with Screwfix and Howdens comprising the other two tenants.

ACCOMMODATION

Unit 4	650 sq. ft. (60 m ²)
Rear Yard	3,950 sq. ft. (367 m ²)
Total	650 sq. ft. (60 m²)

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

TENURE

The property is available to let upon a new full repairing and insuring lease for a term to be agreed, incorporating rent reviews to be contracted outside the provisions of the 1954 Landlord & Tenant Act, Part II.

RENT

£32,500 per annum exclusive.

VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Epping Forest District Council on 01992 564000.

SERVICE CHARGE

A service charge is applicable. further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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