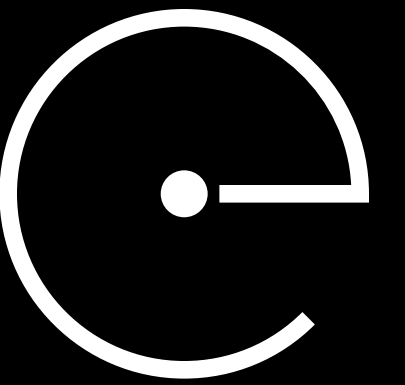




Available Now

TO LET - 2.0 ACRES

Modal 3 Brentwood

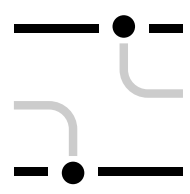


Secure open storage site

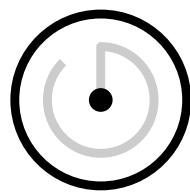
with unrivalled connectivity



3MVA
POC



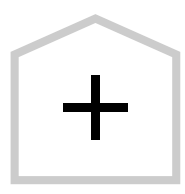
Prime
Frontage



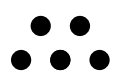
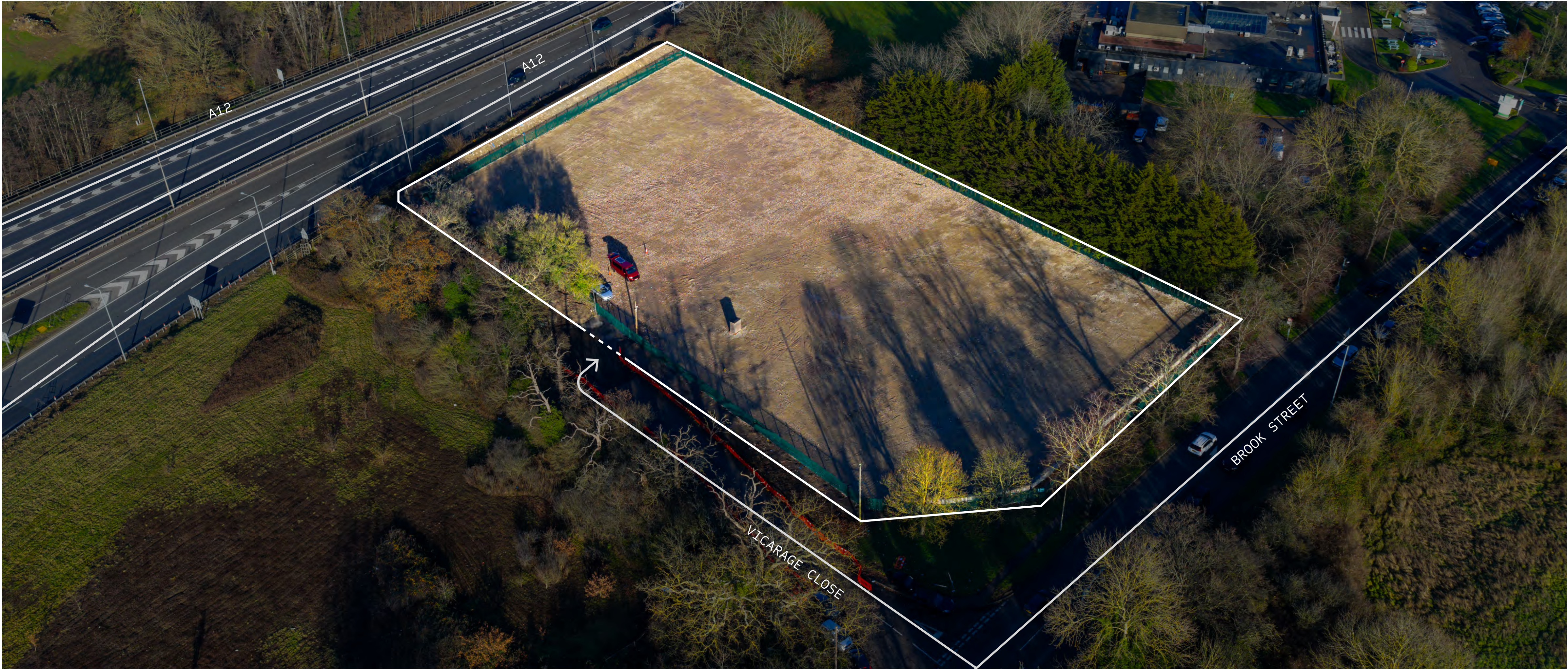
Self-contained
and 24/7 access



Secure
level yard

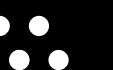
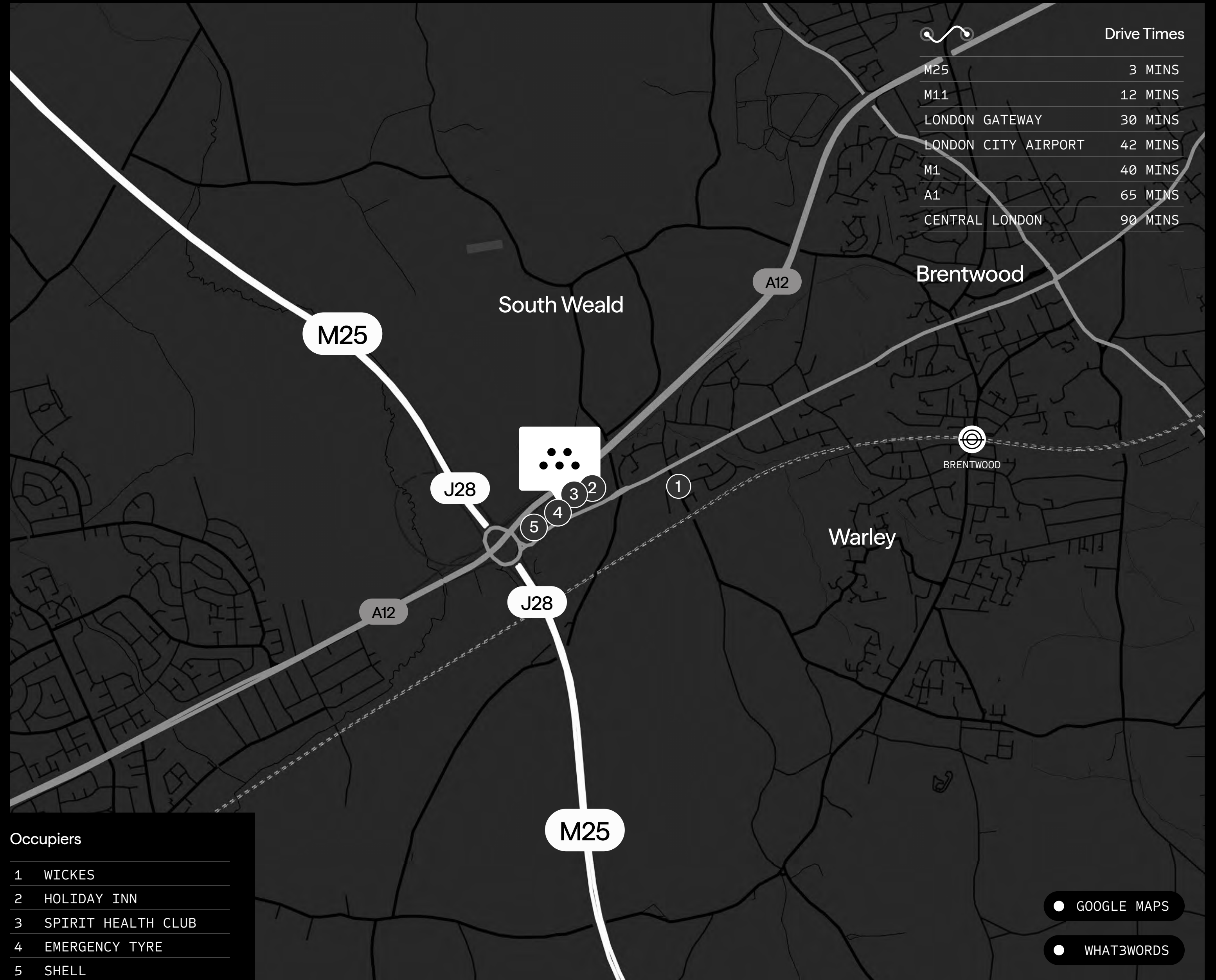


Welfare
facilities



The site is prominently positioned on Vicarage Close, Brentwood, and benefits from excellent access to the strategic road network. The site is adjacent to junction 28 of the M25 and A12, providing connections into London, Essex, and the wider South East.

VICARAGE CLOSE • BRENTWOOD • CM14 5NF





London 28 miles

A12

DC Bodyworks

Essex Pallets

RJ Skip Hire

M25

Shell

A12

INDICATIVE BOUNDARY LINE

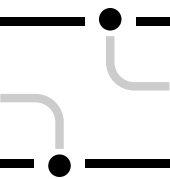
VICARAGE CLOSE · BRENTWOOD · CM14 5NF



Site Plan

● YARD AREA
(GEA)

2.0 acres

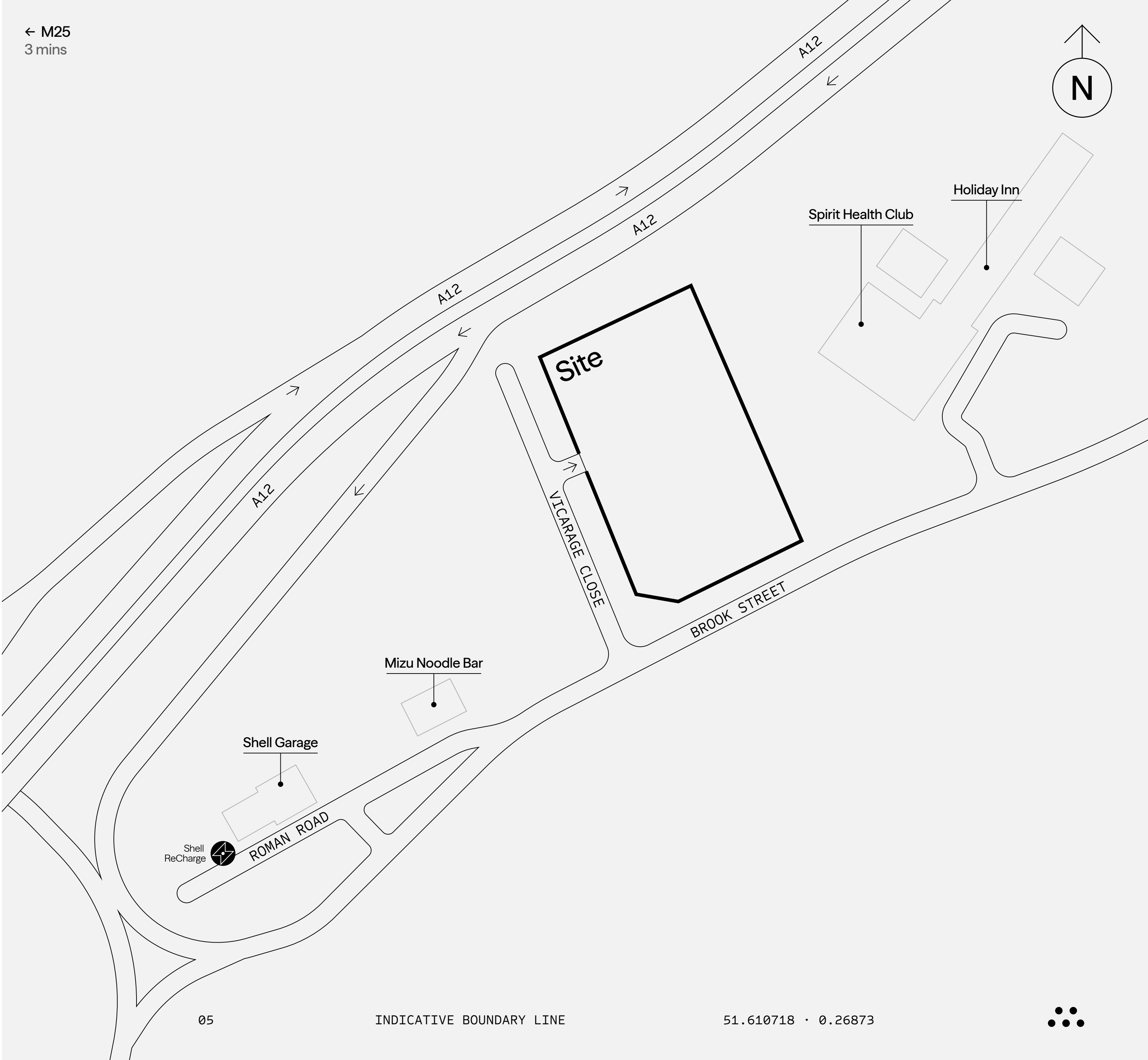


A secure 2-acre open storage site with prime frontage.

This 2-acre site is undergoing improvement works to create a level, secure yard with Type 1 hardstanding, providing a surface suitable for a wide range of commercial uses.

The layout can be reconfigured, and there is the potential for surface upgrades to suit occupier requirements.

The property is independently serviced with mains water. A Point of Connection has been secured for approx. 3MVA, providing significant capacity for high-power requirements or EV charging infrastructure.



Surface Upgrade

INDICATIVE UPGRADE LAYOUT



Modal 3 Brentwood



Legal Costs

Each party is to be responsible for their own legal costs incurred.

Business Rates

Tenants are advised to make independent enquires with Brentwood Borough Council to confirm details - 01277 312500.

VAT

The property is VAT registered.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Planning

The property benefits from B8 (Storage and Distribution) use.

Utilities

The site benefits from mains water and a significant point of connection allowing for approximately 3MVA.

Contacts

For more information please contact:

NEWMARK



Freddie John
+44 (0)7788 394 341
freddie.john@nmrk.com



Zach Heppner-Logan
+44 (0)7787 221 412
zach.heppner-logan@nmrk.com

KEMSLEY LLP



David Sewell
+44 (0)7837 409 316
david.sewell@kemsley.com



Colin Herman
+44 (0)7976 327 448
colin.herman@kemsley.com

ASSET MANAGER

:::modal



Eliza Birkett
+44 (0)7984 173 854
eliza.birkett@modalproperty.com