

TO LET

Warehouse/Storage

9,600 sq. ft. (892 m²)

S3 STUBBERS FARM

Mountnessing Road, Blackmore, Ingatestone, Essex, CM4 0NX

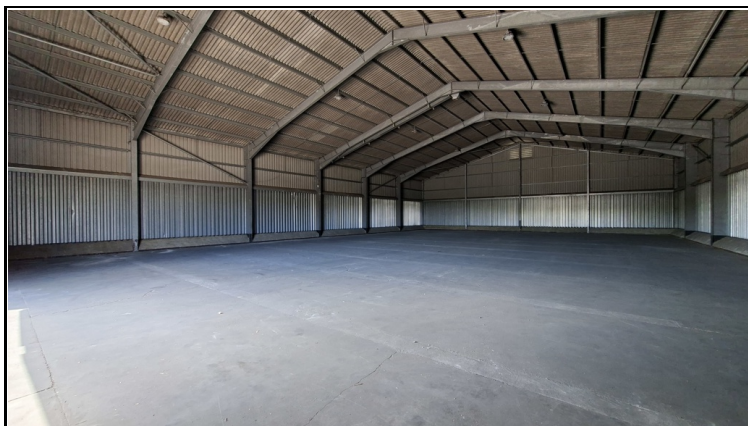


- Self-contained warehouse/storage unit
- Full height, electric shutter door
- Additional 6,000 sq. ft yard space available
- Clear warehouse space
- Office & W/C
- Secure site, close to A12

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Stubbers Farm is located approximately two miles to the north of Mountnessing/A12 Junction 13 and four miles to the north east of Brentwood. Via the A12 vehicular access is provided to the M25 (J28), to the west and Chelmsford to the east.

DESCRIPTION

S3, Stubbers Farm comprises a self-contained, single storey warehouse/storage unit with external office, W/C and forecourt loading/parking. Internally the property provides clear warehouse space accessed via a full height, electric shutter door. The property has a clear internal height of 5.6m (18 ft) rising to 8.9m (29 ft). Additional adjacent yard space of approximately 6,000 sq. ft/0.13 acre is available via separate negotiation.

ACCOMMODATION

Total **9,600 sq. ft. (892 m²)**

TENURE

The property is available upon a new full repairing and insuring lease for a term of up to seven years, to be contracted outside the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

RENT

£89,950 per annum exclusive.

Additional yard space available at £15,000 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 relevant local authority.

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 in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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