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

# Unit 8b
## Childerditch Industrial Park



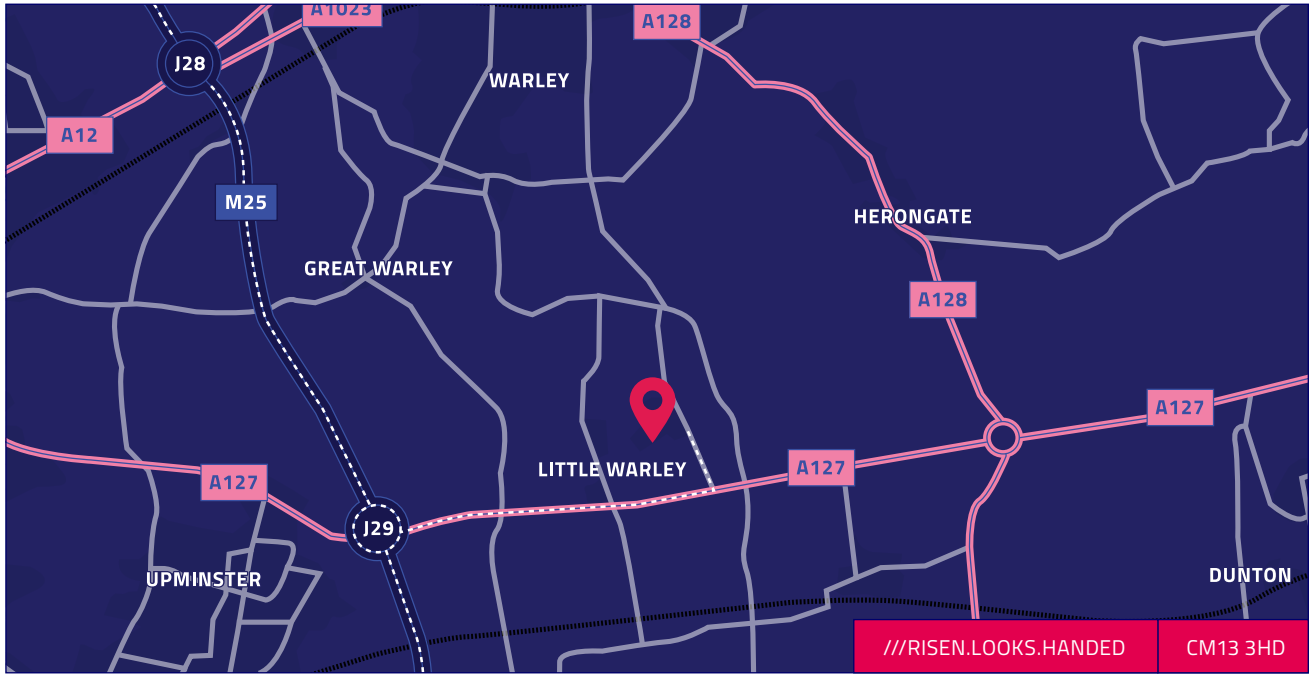

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childerditchindustrialestate.co.uk

## Industrial Unit with a Secure Yard
## 6,967 Sq Ft with a 0.14 Acre Yard

ALMCOR®

- Level Access Loading Door
- Gated and Palisade Fenced Yard
- 24/7 Hours of Use
- EPC C
- Excellent Access to M25
- Refurbished








# Location

Childerditch sits off the A127, three minutes from M25 Junction 29. It provides fast access to Central London, DP World London Gateway, and east coast ports. The Dartford Crossing (Junction 30) is nine miles away, linking to Folkestone and Dover. Nearby rail links include Shenfield Station (10 minutes) for Crossrail and West Horndon (7 minutes) for direct trains to London Fenchurch Street. This premium connectivity makes Childerditch a prime business and logistics hub.

# Description

Semi-detached warehouse/workshop featuring level-access roller shutter. Eaves heights start at 7.15m rising to over 10m. The property includes separate brick-built office, a kitchen, with male/female WCs, including shower. Externally, 0.15-acre gated compound yard completes the site.

# Business Rates

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £79,000. 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.

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