TO LET

Industrial / Warehouse

17,642 sq. ft. (1,639 m²)

UNIT 7A HALLSFORD BRIDGE INDUSTRIAL ESTATE

Stondon Road, Ongar, Essex, CM5 9RB



- Self-contained premises
- Clear warehouse/workshop
- Mezzanine/racking available
- Two shutter doors
- Maximum eaves height 8.5m
- Available from Q1-Q2 2027 upon new lease terms

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION

Hallsford Bridge Industrial Estate is situated to the south west of Ongar, approx. one mile from the High Street, located off Stondon Road. The A414 is approx. two miles to the North, providing access to Chelmsford, Harlow and the M11 (junction 7), M25 (junction 27) & the A12. Brentwood is approx. five miles to the south providing access to the M25 (junction 28).

DESCRIPTION

7A Hallsford Bridge comprises a self contained, single storey industrial/warehouse with later extension providing an additional warehouse/workshop area. The property benefits from 2 x full height shutter doors, 3-phase power, eaves height of 5.5-8.5 metres (18-27 sq. ft.) and forecourt loading/parking. There is an additional parking/yard area potentially available via separate negotiation. Currently there is mezzanine and racking within the unit providing approximately 14,256 sq. ft. (1,324 m) of additional storage space - this can be retained or removed.

ACCOMMODATION

Total (excl mezzanine) **17,642 sq. ft. (1,639 m²)**

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

TENURE

The property will be available to occupy from Q1-Q2 2027 upon the basis of a new full repairing and insuring lease for a term to be agreed. Further details upon application.

RENT

£215,000 per annum exclusive.
OR
£240,000 per annum exclusive with racking/mezzanine.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £73,000. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The property has an EPC rating of B - 46.

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:

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

Jake Iliffe
Tel: 01245 342043 / 07946 482998
Email: jake.iliffe@kemsley.com

Ref: AC3021/10.26/TAC

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