

Yard 14a 15 & 16, Horndon Industrial Park, Station Road, West Horndon, Essex CM13 3XL

# INDUSTRIAL UNIT TO LET

79,265 sq ft   7,363 sq m   1.8 acres (approximately)



- Available from Q3 2023
- Located on an established industrial estate
- Close proximity to the A127, providing fast access to the M25
- Nearby occupiers include Pegler, ProtectAvan & Window Tech Trade

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

## Location

Horndon Industrial Park is located on Station Road, West Horndon, some five miles from Junction 29 of the M25. Station Road is accessed off the A128 which links the A13 with the A127 at the Halfway House Junction.

West Horndon mainline railway station adjoins the site, having direct services to London Fenchurch Street. Basildon is located approximately six miles in an easterly direction via the A127 and Brentwood is approximately five miles to the north.

## Description

The site comprises a regular shape open storage plot which is fenced around the entire perimeter with secure gates, the fencing in place is currently palisade. The site also provides a compacted ground surface, suitable for all vehicle access. We are advised mains power, water and drainage are laid to the site.

The Landlord may consider improvements to the site subject to agreed terms

## Accommodation

Yard space      approx. 79,265 sq ft      7,363 sq m      1.8 acres

## Rent

Rent on application

## Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

## Business Rates

Please speak to the local authority regarding the business rates for this yard.

## VAT

VAT chargeable at the current rate.

## Services

We understand that mains electricity and water are connected to the yard; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Service Charge

The Estate management includes a twenty-four-hour security service which provides a CCTV monitoring service in addition to manned guards. A charge is made to cover this and other estate services. Currently £1.07 per sq ft.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings strictly by appointment via joints agents:



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## Estate Location Map

