

Unit 64, Horndon Industrial Park, Station Road, West Horndon, Essex CM13 3XL

INDUSTRIAL UNIT TO LET

3,593 sq ft 333.79 sq m (approximately)



- Available from February 2024
- 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

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 unit provides high quality warehouse/industrial space built by Easter Group in 2005 within a terrace of nine units.

Construction is of steel portal frame with elevations of profile metal cladding with horizontal glazing sections. The unit has been designed to allow for the fit-out of offices at ground and first floor.

The unit provides male and female WCs along with yard and parking

Accommodation

Warehouse	approx. 3,593 sq ft	333.79 sq m
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Rent

£48,500 per annum exclusive.

Terms

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

Business Rates

The property has a rateable value of £38,000, equating to rates payable of circa £18,962 per annum, assuming a UBR of 49.9p

EPC

C – 51. Valid until 3 May 2033.

VAT

VAT chargeable at the current rate.

Services

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

Service Charge

The estate management includes a 24-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

Legal Costs

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

Viewings strictly by appointment via sole agents:

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Location Map

