INDUSTRIAL UNIT TO LET

39,313 sq ft 3,652.29 sq m (approximately)



- Available ASAP
- Located on an established industrial estate
- Close proximity to the A127, providing fast access to the M25
- Nearby occupiers include Xpand Logistics, Quattro Plant & Pegler





Unit 1B, Horndon Logistics Park, Childerditch Lane, West Horndon, Essex CM13 3ED

Location

The unit is located on Childerditch Lane, West Horndon, just behind Horndon Industrial Park, some five miles from Junction 29 of the M25. Childerditch Lane is accessed directly off the A127 or the A128 via St Marys Lane providing fast access to Junction 29 of the M25 or the A13 via the A128.

West Horndon mainline railway station adjoins the site, offering 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 premises comprise a self-contained industrial/warehouse unit of steel frame construction with part brick elevations and part profile metal sheeting under a profile metal sheet roof. The unit benefits from four electric roller shutter doors which measure 5.1 m wide and 4.9 m high. These lead out into a yard which has a depth of 18.5 m. The yard itself is c.33,000 sq ft so provides ample parking, loading and unloading areas. The unit has good height, measuring 8 m at the eaves rising to 10.8 m at the apex. The unit has no office, WC or kitchenette facilities but these can be installed by the tenant.

Accommodation

Warehouse approx. 39,313 sq ft 3,652.29 sq m

Rent

Rent on application.

Terms

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

Business Rates

The tenant should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Authority.

EPC

D - 90. Valid until 15 January 2030.

VAT

VAT chargeable at the current rate.

Services

We understand that mains electricity, 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. Currently £1.19 per sq ft.

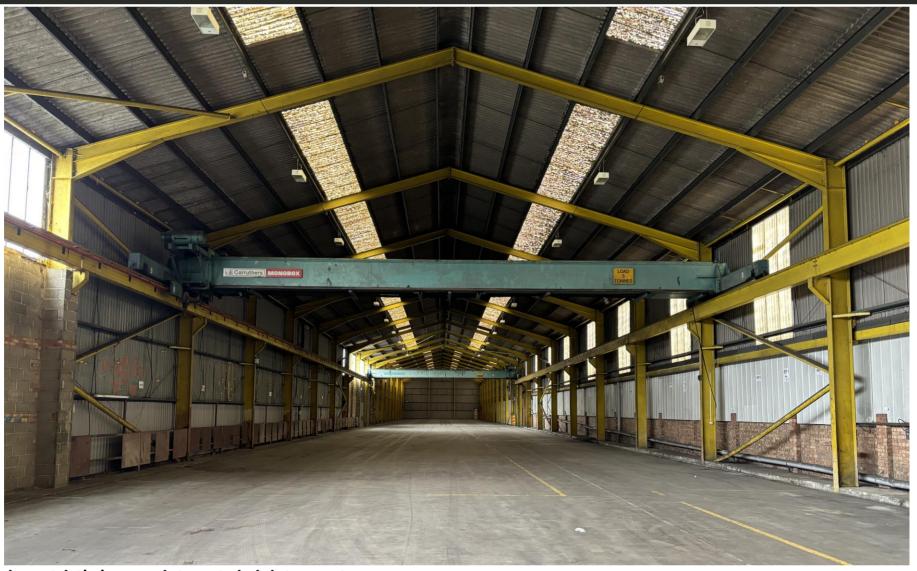
Legal Costs

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

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars may be subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation of warranty or enter into any contract whatever in relation to the property. SUBJECT TO CONTRACT, all ransary 2021



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Viewings strictly by appointment via joints agents:



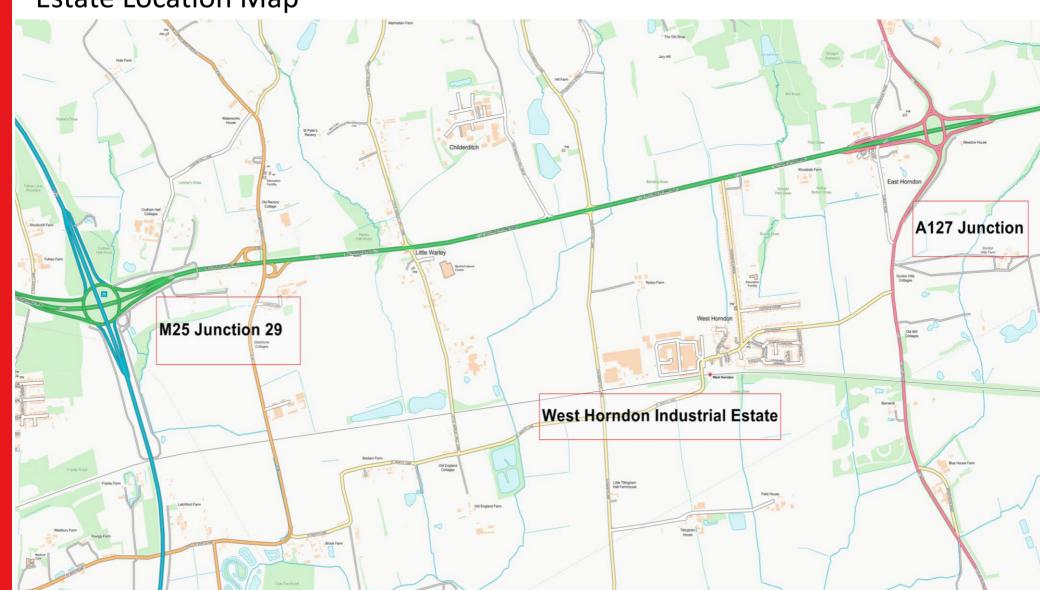
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Estate Location Map





Unit Location Map

