

To Let



3 x Industrial Units located off Southend Arterial Road (A127), Upminster, Essex

£15,000.00 per annum

Unit 1A, 1B & 1C Little Tabrams Farm, Folkes Lane, Upminster, RM14 1TH

01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Small Industrial / Warehouse units with 3 phase power, roller shutter door and 4m eaves height within a gated site
- Located off the A127 (Southend Arterial Road) and with good access to the M25 and A12 (Essex / East London fringe)
- Suitable for a variety of industrial / storage uses
- Should qualify for small business rate relief
- Available on a new flexible agreement



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 3a	1,297	120.50	£15,000 /annum	Available
Unit - 3b	1,283	119.19	£15,000 /annum	Available
Unit - 3c	1,296	120.40	£15,000 /annum	Available
Total	3,876	360.09		

Description

The property comprises an industrial unit of block and metal profile sheeting, which has been divided to form three single industrial units. Each unit will have ground floor access, concrete floor, open working height, 3-phase power, water and drainage. There is communal toilet block / washing area. Each unit benefits from a manual roller shutter door of approximately 4m height 4.7m width. The units are within a gated site.

To the front is yard and parking area. Each tenant will have an area for yard parking, subject to providing access for neighboring tenants. The services are split and will be recharged to the tenant.

Location

The property is located on Little Tabras Farm, Folkes Lane which can be accessed from the A127 (Southend Arterial Road). The property is located in the Cranham / Upminster approximately just under 2 miles from Junction 29 of the M25 Motorway. The property is well positioned for access to Greater London and into outer Essex via the M25 as well as via the A12 and A127.

Upminster tube and train station is located approximately 3 miles from the property. Upminster station provides direct access to London Fenchurch Street in just over 20 minutes.

Rating Assessment

Ingoing tenant responsible for any potential business rates liability. The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

We would anticipate each unit are likely to qualify for small business rate relief.

Rent Deposit

A rent deposit will be held as a bond for security purposes.

Rent / Lease Terms

Each unit is available on terms to be agreed at a rent of £15,000 pa. We are informed VAT is NOT payable on the rent.

PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses, or gym/fitness uses on site.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Property graded as D-E

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

