



M25 (J28)

A12

BRENTWOOD INDUSTRIAL OUTDOOR STORAGE

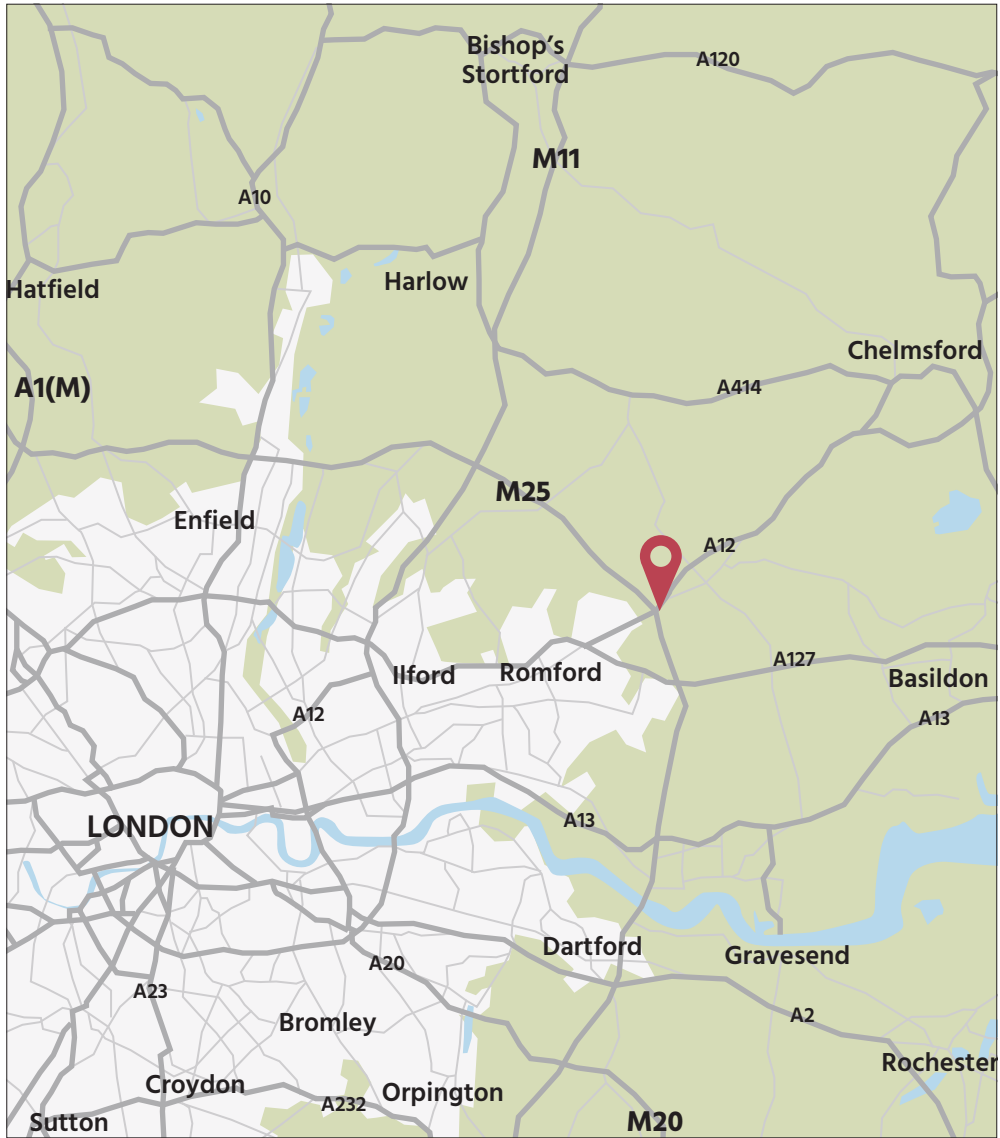
RARELY AVAILABLE OPEN STORAGE OPPORTUNITY WITH PRIME CONNECTIVITY

2 ACRES TO LET / MAY SELL

geraldeve.com

GLENNY
01268 540 771
GLENNY.CO.UK


GERALDEVE
A NEWMARK COMPANY



Location

The site is located immediately to the east of Junction 28 of the M25. This prime location offers immediate access to both the M25 and the A12 providing direct access to the wider motorway network, Central London, the Dartford Crossing and into Chelmsford / Essex. The site is located next a Shell garage and Holiday Inn, offering good local amenity to service the site. The property benefits from exceptional frontage onto the A12.

Description

The site comprises a rare opportunity to acquire a 2 acre plot of open storage land within close proximity to an M25 junction. The site is fully secure on all elevations and benefits from mixed surface grade including concrete and type 1. The Landlord will be undertaking refurbishment works to include new fencing, gating and permitter lighting. The Landlord will consider additional works that can be discussed with the marketing agents.

The site has the benefit of unrestricted 24 hour use/access.

Availability

2-acre open storage opportunity / 87,120 sq ft

Change Connections / Drive times



M25 Junction 28	0.1 miles
A12	0.1 miles
Dartford Crossing	11 miles
Chelmsford	13 miles
Barking	18 miles
Central London	27 miles

Business Rates

Further information is available on request

Legal Costs

Each party to bear their own costs

Viewing

For further information about the opportunity, or to arrange a viewing, please contact the joint sole agents.

Contacts

Freddie John

Mobile +44 (0)7788 394341
fjohn@geraldeve.com

Charlie Issac

Mobile +44 (0)7385 409538
cisaac@geraldeve.com

Joint Agent:

Daniel Wink

Mobile +44 (0)7717 545532
d.wink@glenny.co.uk



Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldeve.com/privacy-statement/

Particulars issued February 2024.