

TO LET

**Industrial / Warehouse Unit
With 0.43 Acre Open Storage Yard**
13,350 sq. ft. (1,240 m²)

UNIT 1, CHILDERDITCH INDUSTRIAL ESTATE

Childerditch Hall Drive, Little Warley, Brentwood, Essex, CM13 3HD



- Gated And Palisade Fenced Yard
- Three Phase Electricity
- Rear Kitchen & Welfare Facilities
- Male & Female W/C Facilities
- Height to Truss Roof 5.6m
- Front Offices
- Two Roller Shutters
- BT Infinity Super Fast Fibre Optic Broadband

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Childeritch is located along the A127 with the M25 Junction 29 being 3 minutes away with easy access to central London, DP World London Gateway and east coast ports, Dartford Crossway at M25 Junction 30 is 9 miles away for Folkstone and Dover. Rail connections for Cross Rail at Shenfield 10 minutes and West Horndon for Fenchurch Street 7 minutes.

DESCRIPTION

Childeritch Industrial Park offers an established business community with a balanced mix of logistical solutions set over 32 acres. The unit is set within a secure 0.76 site and comprises a warehouse of steel portal frame construction, arranged to provide open bay warehouse with two forward facing roller shutters, and a maximum height to Truss of 5.6m. At the front of the unit, reception leads to modern offices. And at the rear of the unit are male and female W/C facilities, plus staff room/kitchen. The property benefits from a palisade fenced concrete yard, with gated access.

ACCOMMODATION

Warehouse	11,150 sq. ft. (1,036 m ²)
Offices & Reception	1,396 sq. ft. (130 m ²)
Kitchen & Welfare Facilities	804 sq. ft. (75 m ²)
Gross Internal Area	13,350 sq. ft. (1,240 m²)
Open Storage Yard	18,823 sq. ft. (1,749 m ²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

Leasehold - new lease for a term to be agreed.

RENT

£155,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £97,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £49,664.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Colin Herman

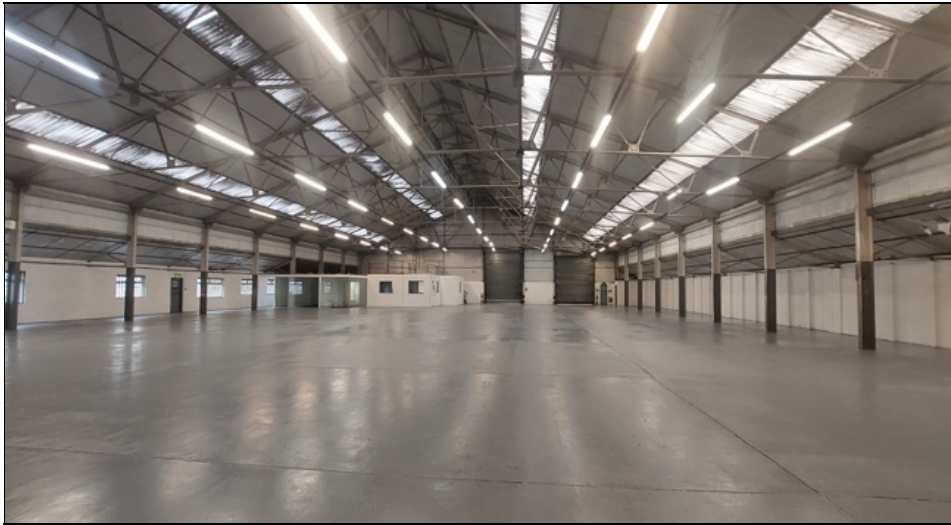
Tel: 01268 290291 / 07976 327448

Email: colin.herman@kemsley.com

Ref: AB2596



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