

INVESTMENT FOR SALE

Industrial Estate with Development Potential (subject to planning)
On a site of 2.80 acres/1.13 ha (gross).

Land to the East Side of Sandy Lane, Sandy Lane Grays, RM16 4LR



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Location

Chadwell St Mary is situated within the Unitary Authority of Thurrock approximately equal distance between Tilbury and Grays town centres. Tilbury has replaced the Port of London and is now the main freight outlet to the River Thames, as such, Tilbury handles freight both into, and out of, a large area of the south east of England. Tilbury enjoys relatively good access to the national road network, a link to the A13 trunk road (A1089), and access to Junction 30 of the M25 London Orbital Motorway is approximately 5 miles to the west.

The subject property is situated on the eastern side of Sandy Lane not far from the junction with Linford Road, with Chadwell St Mary centre to the west. Tilbury centre is approximately 1.5 miles south whilst Grays town centre is approximately 2.25 miles west. These provide main amenities and have mainline railway stations providing services on c2c loop line into London Fenchurch Street.



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Description

The property comprises an irregular shaped industrial estate comprising of 7 industrial plots of various sizes, with various yards and roadways. There are several buildings on site, which we have assumed have been erected by the tenants in occupation. The surrounding properties comprise a mixture of industrial yards, buildings and residential. Access to the site is via narrow road, widening upon entry to the site.

Accommodation

We have not inspected the buildings internally however have been provided with a schedule of the areas by our client. We are advised that the combined total plot size totals approximately 94,042 sq.ft (2.113 Acres).

We have measured the site via digital mapping and estimate the gross area of the entire site is approximately 2.80 Acres/1.13 Ha (Promap). Buyers should satisfy themselves as regards to site/plot areas.

Services

All main services are believed to be supplied to the property or available nearby. Interested parties should satisfy themselves in this respect.

Tenancy Schedule

We understand the tenants of Plots 2, 3 and 7 are holding over or their current lease has expired (all inside the act). Plots 1, 4, 5, 5a & 6 either do not appear to be formally leased, or the documents pertaining to these have been lost.

Planning

Interested parties should make their own enquiries of Thurrock Council (www.thurrock.gov.uk <<http://www.thurrock.gov.uk>>) and their professional advisors in respect of planning potential and any proposed scheme on site.

Plot No.	Tenant	Plot Area (sq.ft/acre)	Passing Rent (£/p.a)	Rateable Value	1954 Act Protected?	EPC
Plot 1	Mrs K A Bennett	6,011 / 0.138	£1,725	£6,200	Yes	Not Required
Plot 2	Mr P Gibbs	6,578 / 0.151	£1,690	£13,000	Yes	Unit 2 – G
Plot 3	Mr T Bennett	28,053 / 0.644	£8,350	£39,000	Yes	Unit 3 – B Unit 5 – B Unit 6 – D Unit 1-12 – C
Plot 4	Mr G Bennett	4,530 / 0.104	£1,000	£8,300	Yes	Not Required
Plot 5	Miss K A Bennett	27,181 / 0.624	£8,500	£37,500	Yes	Unit 5d – D Unit 8 – D
Plot 5a	Mrs K A Bennett	4,617 / 0.106	£1,250	£12,750	Yes	Not Required
Plot 6	Mr G Bennett	5,097 / 0.117	£1,150	£8,400	Yes	Not Required
Plot 7	Mr S Bennett	9,975 / 0.229	£1,990	£21,000	Yes	Unit 7 – D Unit 7a – C Unit 7b – C
TOTAL		92,042 sq.ft / 2.113 acres	£25,655			

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Method of Sale

The property is offered for sale upon freehold terms. Our client's preference is for an UNCONDITIONAL SALE however subject to planning offers with supporting information and drawings may be considered. All offers must provide supporting documentation to include proof of financial ability to purchase at your offer price, and timescales for exchange and completion.

Guide Price

Offers in the region of £2.95 Million.

VAT

We understand VAT is not applicable on the sale.

Viewing

Strictly by prior appointment with sole agents Kemsley LLP

Legal Fees

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

Contact

All enquiries to be directed to the sole agent:

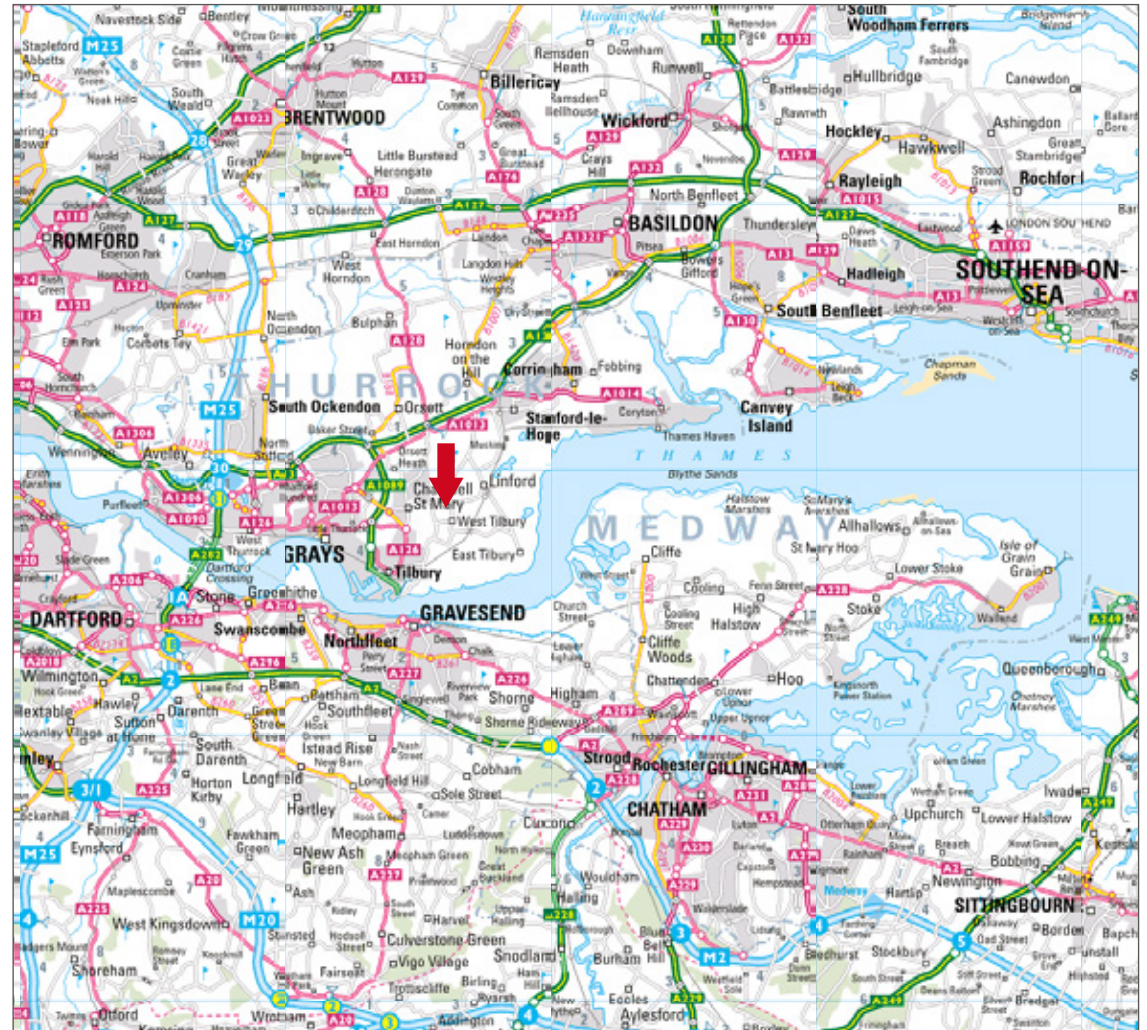
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Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) site boundaries shown and content within the sales particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make of give representation or warranty whatever in relation to this property.

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