

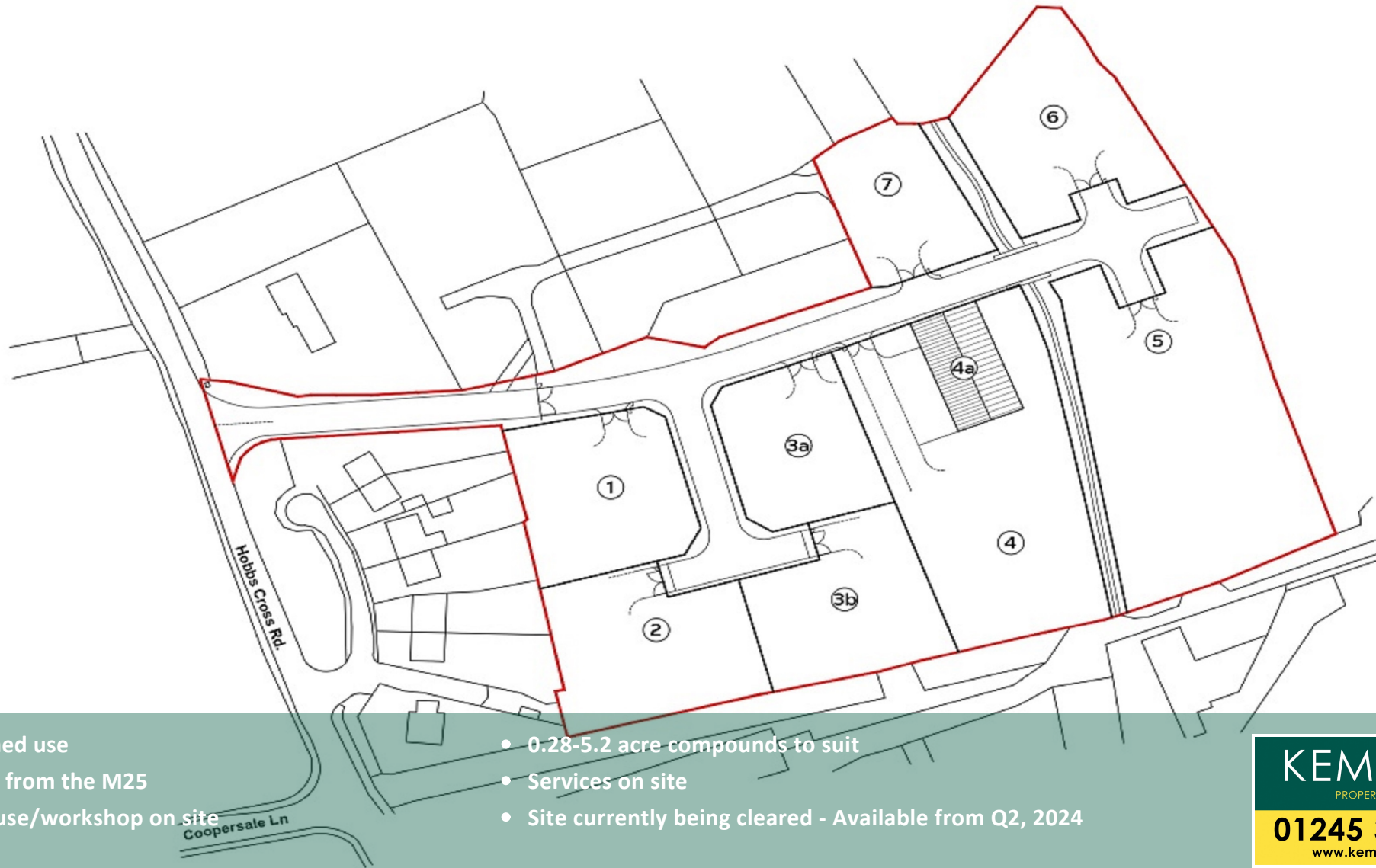
**TO LET**

**Yard Space/Open Storage Site**

0.28 - 5.2 Acres (0.11 - 2.1 Hectares)

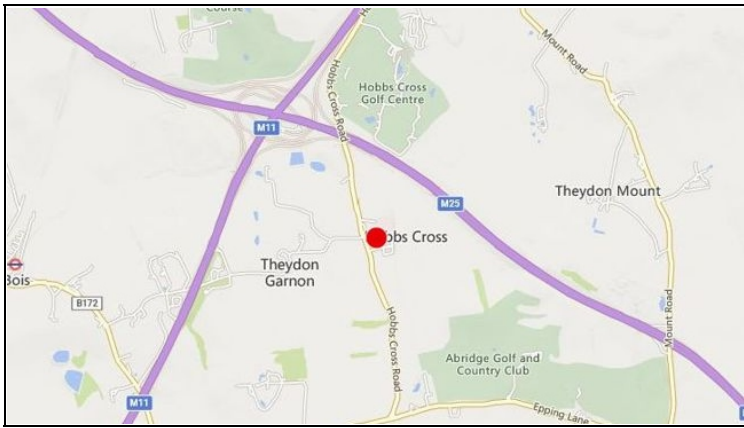
**THEYDON BUSINESS PARK**

Hobbs Cross Road, Epping, Essex, CM16 7NY



- Established use
- Visibility from the M25
- Warehouse/workshop on site
- 0.28-5.2 acre compounds to suit
- Services on site
- Site currently being cleared - Available from Q2, 2024

**KEMSLEY** LLP  
PROPERTY CONSULTANTS  
**01245 358988**  
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#### LOCATION

The site is situated at Hobbs Cross, near Theydon Garnon, which sits inside the M25, close to the M11 intersection. The area is predominantly rural in character, but the nearby A113 (Abridge Road) provides direct access to the M11 and from there, access to Junction 26 of the M25.

#### DESCRIPTION

The site comprises a secure, gated compound of approximately 5.2 acres. It currently features a number of older buildings, and a modern 5,382 sq. ft warehouse. The Landlord is in the process of clearing and remediating the site and will be putting down a hard standing surface, erecting a full perimeter fence. Services are already provided. The site is broadly level and is accessed via Hobbs Cross Road, and it benefits from an unrestricted 24/7 use.

#### ACCOMMODATION

0.28 - 5.2 Acres (0.2 - 2.1 Hectares)

#### TENURE

Yards are available by way of a new flexible lease/s for terms to be agreed.

#### RENT

Rent on application.

#### VAT

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

#### BUSINESS RATES

Interested parties are advised to make their own enquiries of Epping Forest District Council for verification of the rates payable.

#### SERVICE CHARGE

The site has a long established use as E/B8 and open storage, which has recently been confirmed and regularised by the Landlord obtaining a CLEUD (full details available upon application). Interested parties are advised to make their own enquiries related to their intended use.

#### LEGAL FEES

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

#### CONTACT

Strictly by appointment via joint sole agents:

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**SCHEDULE OF AVAILABLE ACCOMMODATION – MARCH 2024**

**THEYDON BUSINESS CENTRE, HOBBS CROSS ROAD, NR. EPPING**

YARD	SIZE	QUOTING RENT PER ANNUM	AVAILABILITY
1	16,684 sq. ft / 0.38 acre	<b>Upon Application</b>	Available
2	18,299 sq. ft / 0.42 acre	<b>Upon Application</b>	Available
3a	13,993 sq. ft / 0.32 acre	<b>Upon Application</b>	Available
3b	16,684 sq. ft / 0.38 acre	<b>Upon Application</b>	Available
4 & Unit 4a	40,903 sq. ft / 0.93 acre + 5,382 sq. ft	<b>Upon Application</b>	Available
5	19,375 sq. ft / 0.45 acre	<b>Upon Application</b>	Available
6	12,378 sq. ft / 0.28 acre	<b>Upon Application</b>	Available
7	16,684 sq. ft / 0.38 acre	<b>Upon Application</b>	Available

**Notes:**

- *Yards to be Type 1 surface and/or concrete*
- *Each yard has independent services (electricity & water)*
- *All prices quoted are exclusive of VAT, Service Charge, Buildings Insurance (if applicable), Business Rates and any other Third Party charges/costs*

**For further information please contact Tim Collins ([tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)) 01245 342042 / 07720 806194**



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