

Vange Park Road, Vange, Nr Basildon Essex SS16 5LA



Substantial Open Storage Yard

From approx. 14,870 to 64,344 sq ft (0.34 - 1.5 acres)

TO LET * Last remaining plot approx. 1 acre *

- Adjacent A13 at “Five Bells” roundabout
- Regular shape
- “Type 1” surfacing and central access
- Mains water & drainage
- Electric sub-meters to each plot
- Immediately available

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The site has a substantial frontage to Vange Park Road, running parallel to the north bound carriageway of the A13 at the Five Bells Roundabout. Basildon Train Station is approximately 1.7 miles distant, providing a service to London (Fenchurch Street) in approximately 35 minutes.

The property

A substantial open storage site to be divided according to requirements.

A central access road allows access into each plot, which, will be formed with palisade fencing and gate according to requirements. The frontage plots will have their own access.

Each will be provided with mains water, drainage and electricity via sub-meter. The surfacing will be compacted "Type 1". Concreted or tarmacadam surfaces can be provided at additional rent, subject to planning.

Planning

The site has Certificate of Lawfulness for the storage and sale of building materials, general materials and associated buildings. Copies of the planning documents are available on request.

Accommodation

Sq ft	Sq m	
26,189	2431	LET
26,060	2422	UNDER OFFER
24,672	2293	UNDER OFFER
14,870	1382	UNDER OFFER
44,449	4131	AVAILABLE
64,344	5980	UNDER OFFER
63,247	5878	LET

Plots can be combined to suit and interested parties are advised to discuss their particular requirements with the agents. An indicative plan is available on request.

Terms

To be let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

Rent on application according to requirements.



Legal costs

Each party shall be responsible for the payment of their own legal costs.

Energy Performance Certificate

To be provided where applicable.

Business Rates

To be re-assessed once divided.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
 No warranty is given in respect of the current planning use.
 None of the amenities or fixtures and fittings have been tested.
 All areas to be verified on site in due course.

Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk

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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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