

Aveley House, Arcany Road, South Ockendon RM15 5SX



PRELIMINARY ANNOUNCEMENT

COMING SPRING 2024

A COMPREHENSIVE REDEVELOPMENT TO PROVIDE FOUR GROUND FLOOR UNITS AND NINE AIR-CONDITIONED OFFICES

Aveley House, Arcany Road, South Ockendon RM15 5SX

Units approx. 1205 - 8133 sq ft (112 - 756.3 sq m) &
Offices 135 - 261 sq ft (12.5 - 24.2 sq m)

Available separately or combined.

TO LET

- Approx. 2.7 miles from A13 / 5.4 from M25 (J30)
- London (Fenchurch Street) approx. 29 mins
- Air conditioned offices
- Solar PV
- 18 car spaces on site
- Discounted meeting room hire at Thames Enterprise Centre, East Tilbury

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

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

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Location

The property fronts Arcany Road, off Arisdale Avenue, a mixed use industrial and residential area less than a mile to the South of the Town Centre. Nearby occupiers include Next Distribution, Belmont Laundry and Store to Door Group. The A13 and M25 are approx. 2.7 and 5.4 miles away respectively. Ockendon Train Station provides a service to London (Fenchurch Street) in approx. 29 minutes.

The property

Our client is in the process of undertaking a comprehensive redevelopment to provide a terrace of four ground floor units and nine air conditioned offices scheduled for completion in Spring 2024.

Each of the units will have a loading door and three car spaces (two spaces for unit 1). There is potential for mezzanine accommodation. The apex height is approx 5.6m and an eaves height of approx 4.0m. Each will have 3-phase power and toilet facilities.

The offices provide four rooms at ground floor and five at first floor. Disabled, ladies/gents toilets and a kitchen will be provided at ground floor. A total of 7 car spaces are available for the offices.

Floor plans are available on request.

Accommodation The total approximate gross internal floor area (expressed sq ft/sqm) is as follows:

| Accommodation | sq ft | sq m | |
|---------------|-------|-------|-------------|
| Unit 1 | 1205 | 112.0 | Under Offer |
| Unit 2 | 2318 | 215.5 | |
| Unit 3 | 2314 | 215.2 | |
| Unit 4 | 2296 | 213.5 | LET |
| Office 1 | 135 | 12.5 | |
| Office 2 | 157 | 14.6 | Under Offer |
| Office 3 | 196 | 18.2 | |
| Office 4 | 181 | 16.8 | Under Offer |
| Office 5 | 201 | 18.6 | Under Offer |
| Office 6 | 261 | 24.2 | Under Offer |
| Office 7 | 184 | 17.1 | Under Offer |
| Office 8 | 217 | 20.1 | Under Offer |
| Office 9 | 203 | 18.8 | Under Offer |

Available separately or combined.

Tenure

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

Figures

On application. A service charge is payable for communal costs, further details of which are available on request.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

In the process of being upgraded.

Agent's Note

All figures are quoted exclusive of VAT. No warranty is given in respect of the current planning use and none of the amenities or fixtures and fittings have been tested.

All floor areas have been provided by our client and should be verified on site in due course.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk Contact Johnathan Branch

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