

## Yard 14d, Moor Hall, Romford Road, Aveley, South Ockendon, Essex RM15 4UU



Yard approx. 14,163 sq ft (1,317.1 sq m)

**TO LET**

- Palisade fenced & gated
- Compacted surface
- Single-phase electricity
- Toilets
- Shared access

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

### Location

Forming part of an established rural industrial estate with access to the A13, approximately 1.7 miles to the west. Junctions 30/31 of the M25 are approximately 2.5 miles from the A13. A train service is available at South Ockendon, taking approximately 29 minutes to reach London (Fenchurch Street).

### The property

This yard forms the front section of an adjoining yard, so there is a shared right of way through the property. The yard is considered suitable for commercial vehicle parking, and general open storage. Space either side of the shared access can be used.

### Accommodation

Measured in accordance with the RICS Code of Measuring Practice, the approximate site area is as follows:

Yard 14d      14,163 sq ft      1,317.1 sq m

**Size inclusive of shared access – Useable area approximately 8,773 sq ft (815.8 sq m).**

### Terms

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

### Legal costs

The ingoing party is to pay a nominal contribution towards the landlord's legal costs. (£100 plus VAT per year of the lease).

### Figures

£39,500pax plus VAT.

A rent deposit of two month's rent (subject to accounts) is payable, as is a management charge (6% of the yearly rent). VAT is payable.

### Business rates

We could not locate a Business Rating entry online. Interested parties are advised to satisfy themselves with the Local Authority fully in this respect.

### Energy Performance Certificate (EPC)

Not applicable.

### 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.

### Enquiries/viewing

Please contact us on 01708 860696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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