

## Yard at Star Industrial Estate, St Johns Road, Chadwell St Mary, Grays, RM16 4AT



Compounds from approx. 3,000 - 35,000 sq ft  
(464 - 3,287 sq m)

**TO LET** on flexible lease

### Location

Forming part of an established industrial estate lying approx 1.1 miles to the East of the A1089 and only 2.3 miles from the A13. Grays Train Station is approx 3.4 miles away providing a regular service to London (Fenchurch Street) in approx 35 minutes.

### The property

A self-contained concreted yard secured by palisade fencing to boundary with gated access to the front. There is a telecoms mast in one corner to which access is required from time to time on reasonable notice.

Compounds will be divided up with chain-link fencing according to requirements.

**Please note that vehicles are not able to access the Estate between the hours of 10pm – 6am Monday to Saturday with no access on Sundays or Bank Holidays. Working hours are 7am to 7pm weekdays and 7.30 to 4.30pm Saturdays.**

**Accommodation** The approximate gross site area is: Yards from approx. 3,000 sq ft (464 sq m) to 35,000 sq ft (3,287 sq m) are available and can be divided according to requirements. Further details on request.

### Terms

To be let on a new lease for a term to be agreed with flexible break options.

### Figures

**£4 - £6 per sq ft per annum exclusive, payable monthly in advance. (dependent on size)**

The rent includes Business Rates contribution. Utilities and insurance are payable separately, as is a service charge of 6% of the rent, further details of which are available on request. Subject to accounts, a rent deposit of 2 months' rent is payable.

### Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Legal costs

The ingoing party is to pay a contribution towards the Landlord's in-house costs (£100 plus VAT for a 1 year lease).

### Agent's Note

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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