

## Rear of 510 London Road, West Thurrock, RM20 4AU



### Site with development potential (stp)

Approx 6.5 acres (2.63 hectares)

## FREEHOLD FOR SALE

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

### Location

Located to the rear of Iveco, 510 London Road lying alongside the Eastern side of West Thurrock Way. The site is within close proximity of Lakeside Shopping Centre and Junctions 30/31 of the M25 to the West. Chafford Hundred Train Station is also close by

### The property

A roughly rectangular shaped greenfield site considered suitable for open storage, or possibly industrial/warehouse development, subject to planning.

The site is accessed alongside 504 London Road with visibility splay over 510 London Road.

The land is available to purchase as existing or developed to an agreed specification by our client, subject to planning and either sold or let to an occupier.

Interested parties are advised to contact the Vendor's agent to discuss their requirements.

### Site Area

The area considered to have commercial development potential, subject to planning is approx 1.6 acres. The total site area for sale is approx 6.5 acres, the remainder comprising allotments and greenfield land.

### Terms

The land is available for sale as existing, for which, offers are invited.

Alternatively, our client is prepared to develop the site according to an occupier's requirements, subject to planning and either sell or let the completed site to an occupier.

Interested parties are advised to contact the Vendor's agent for further information.

### Figures

Unconditional offers of £250,000, subject to contract are invited for the entire site of 6.5 acres.

### Business rates

To be calculated once the site is developed.

### Legal costs

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

### 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 07775 804842 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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