

26-28 White Hall Lane, Grays, RM17 6SS



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

Yard approx. 0.3 acres (1,214 sq m) with Unit
approx. 1,250 sq ft (116.2 Sq m)

FOR SALE/TO LET

- Previous scrap metal usage
- Depollution/dismantling license (transferable)
- Part concreted/compacted yard

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

Location

The property is located off White Hall Lane, set back from the main road. The A13 is approximately 3.2 miles distant (via the A1089), providing a link to Junction 30 of the M25. Grays Train Station is approximately 0.9 miles away, providing a link to London (Fenchurch Street) in approx. 40 minutes.

The property

A regular shaped site comprising a unit on a part concreted/compacted yard. The unit comprises steel portal frame with a mezzanine. Access is provided via a sliding door. LED lights and single-phase power is installed. The apex height is approximately 6m and the eaves height approximately 4.7m. A vehicle ramp, forklift and site office are available by separate negotiation, further details upon request. Externally, there is an outside toilet along with interceptor drainage. The site has an End of Life depollution and dismantling license, which, we have been advised can be transferred.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	1,250 sq ft	116.2 sq m
Yard	0.3 acres	1,214 sq m

Tenure

Freehold with vacant possession or to let on a new lease for a term to be agreed.

Figures

Offers in the region of £750,000, subject to contract are invited for the freehold or £55,000 per annum exclusive.

Planning

Interested parties are advised to satisfy themselves fully in respect of their proposed use.

Business rates

The Rateable Value is £33,500 (22/23).

Legal costs

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

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.

Energy Performance Certificate

The rating is E114.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

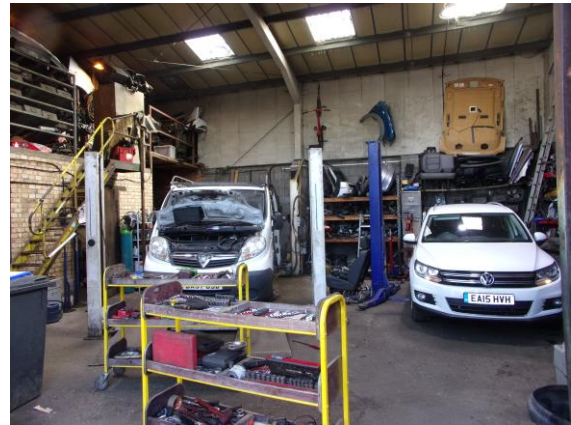
None of the amenities or fixtures and fittings have been tested.

We have relied on digital mapping software to source the yard size. Interested parties are advised to satisfy themselves in this respect.

Enquiries/viewing

Please contact:

Branch Associates on 01708 860696 or jb@branchassociates.co.uk (Johnathan Branch)



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