

## Vange Park Road, Vange, Nr Basildon Essex SS16 5LA



Yard suitable for vehicle use

Approx. 26,157 sq ft (2,431 sq m) with unit approx. 1350 sq ft (125.6 sq m)

### TO LET

- Adjacent A13 at “Five Bells” roundabout
- Regular shape
- Palisade fenced and gated
- Mains water & power

### Location

The site has a substantial frontage to Vange Park Road, running parallel to the north bound carriageway of the A13 at the Five Bells Roundabout. Basildon Train Station is approximately 1.7 miles distant, providing a service to London (Fenchurch Street) in approximately 35 minutes.

### The property

Located at the front of the estate, this yard is regularly shaped, and palisade fenced and gated. The surface is a combination of concrete and "Type 1".

There is a small refurbished unit.

### Planning

This yard has historic consent for breaking and storage of motor vehicles. Copies of the planning documents are available on request.

### Accommodation The approximate areas are:

Total yard	26,157 sq ft	2,431 sqm
Unit	1,350 sq ft	125.6 sq m

All areas to be verified on site in due course. An indicative plan is available on request.

### Terms

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

### Figures

£125,000pax

### Legal costs

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

### Energy Performance Certificate

To be provided in due course.

### Business Rates

The guide rateable value for yards on this estate is in the region of £18.75 per sq m of which approximately half is payable.

### 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.

Areas to be verified on site in due course.

### Anti money Laundering Regulations

All tenants 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.

### Enquiries/viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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

[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

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

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