



**DETACHED NEW BUILD UNIT WITH OFFICES APPROX.
3,996 SQ FT AND YARD 5,460 SQ FT TO LET
*RENT REDUCED***

Rent: £60,000 Per Annum

AB Installs Unit
Stanhope Industrial Estate
Wharf Road
Stanford-Le-Hope
Essex
SS17 0EH

- Newly built unit
- High-spec offices with air conditioning
- Kitchen/toilets
- LED lighting
- Electric loading door
- Palisade fencing

AB INSTALLS UNIT, STANHOPE INDUSTRIAL ESTATE, WHARF ROAD, STANFORD-LE-HOPE, ESSEX, SS17 0EH

Location

The site forms part of an established industrial estate approximately 2 miles south of the A13 and only 1.1 miles from Stanford le Hope Train Station, providing a service to London (Fenchurch Street) in approx. 50 minutes. The M25 is approximately 9 miles distant. London Gateway Port lies to the east.

The Property

A newly constructed unit comprising steel portal construction with high specification two storey offices to the rear. Access is via an electrical roller shutter loading door to the front and side pedestrian doors. There is LED lighting, 3-phase power, air conditioning, kitchen and male/female toilets. Mains water and a septic tank are on site.

Externally, there is a fully tarmacadam yard with palisade fencing and double gates. There is also security lighting to the perimeter.

The property benefits from out-of-hours manned estate security.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor offices	989	91.88
First floor offices	989	91.88
Unit	2,018	187.47
Yard	5,460	507.23
TOTAL	9,456	878.46

Terms

To let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews. A rent deposit is payable, subject to accounts/references.

Figures

Offers over £60,000 per annum exclusive.

All other outgoings payable in addition.

Costs

All other outgoings payable in addition, such as utilities, building insurance, business rates and service charge. A service charge is payable, further details of which are available on request.

VAT

VAT is payable.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is A22, expiring June 2035.

References/Accounts

Accounts and references from company bank, previous landlord and accountant are required. A rent deposit will be payable.

Planning

No lorries shall enter or leave the site outside the hours of 7am-7pm Monday-Saturday and not at all on Sundays or Bank Holidays.

Business Rates

Awaiting reassessment.

Agents Note

All figures quoted are exclusive of VAT (if applicable)

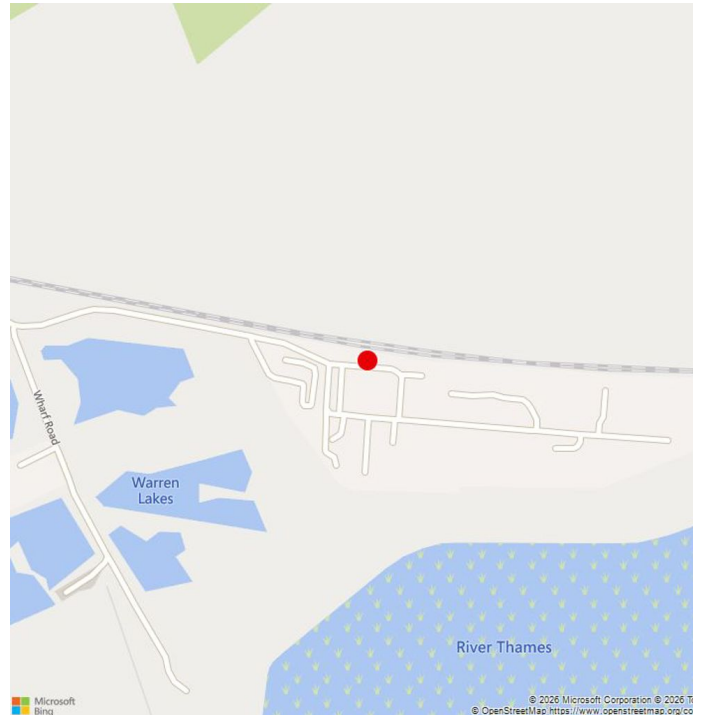
No warranty is given in respect of the current planning use.

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

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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