



RECENTLY DEVELOPED YARD APPROX. 13,363 SQ FT WITH SMALL UNIT TO LET IN STANFORD LE HOPE

Rent: £39,500 Per Annum

Yard E1D
Stanhope Industrial Estate
Wharf Road
Stanford-Le-Hope
Essex
SS17 0EH

- Partly concreted/type 1
- Palisade fencing
- Water & electricity
- Security cameras & after hours manned security
- Vacant & immediately available

YARD E1D, 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. 48 minutes. The M25 is approximately 9 miles distant. London Gateway Port lies to the east.

The Property

A recently developed regular shape yard with concreted section at the front and "Type 1" surface to the rear. Secured by palisade fencing and gate and estate security cameras. A detached open sided unit is located at the entrance. Mains water and 3-phase power are provided to the site (not tested).

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Yard	13,363	1,241.42
Unit	535	49.7
TOTAL	13,363	1,241.42

Terms

To let on a new full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews, outside the Landlord & Tenant Act.

Figures

Main yard/unit - £39,500pax

All other outgoings payable in addition.

Payable monthly in advance.

Costs

A service charge for communal expenditure is payable on an ad hoc basis. A 3 month deposit is required. VAT is NOT payable on the rent. £60 pcm per is payable towards after hours manned security. £350pa is payable towards the estate security cameras.

VAT

We are advised VAT is NOT payable on the rent.

Legal Costs

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

References/Accounts

A 3 month rent deposit is payable, subject to accounts and references. A Personal Guarantor is required.

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

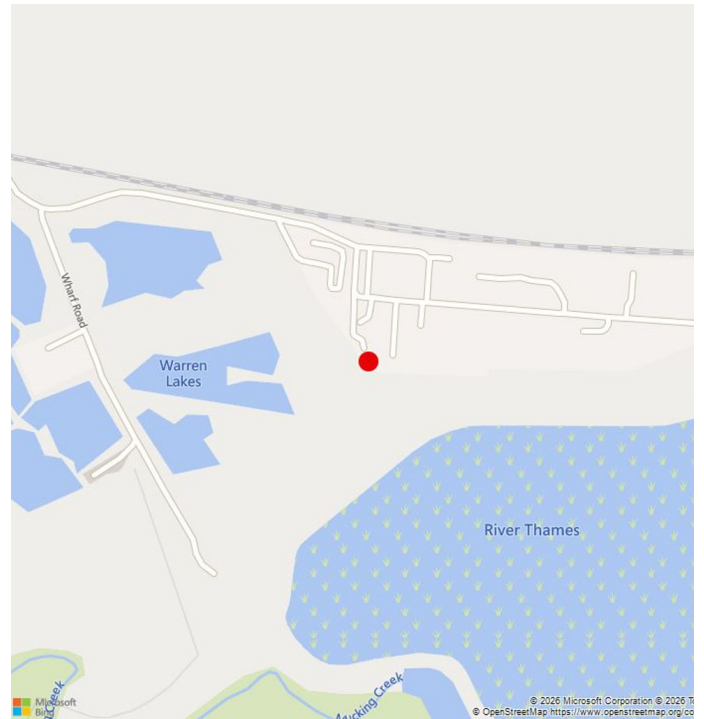
We have been unable to locate the Rateable Value online.

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:
jb@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

info@branchassociates.co.uk | www.branchassociates.co.uk

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

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