



## MID-TERRACE UNIT APPROX. 2,318 SQ FT

Rent: £34,770 Per Annum

Unit 2  
Arcany House  
Arcany Road  
South Ockendon  
Essex  
RM15 5SX

- Approx. 2.7 miles from A13/5.4 from M25 (J30)
- London (Fenchurch Street) approx. 29 minutes
- Front/rear access
- Approx. 4m eaves
- Free parking
- Toilet facilities

## UNIT 2, ARCANY HOUSE, ARCANY ROAD, SOUTH OCKENDON, ESSEX, RM15 5SX

### Location

The property fronts Arcany Road, off Arisdale Avenue, a mixed use industrial and residential area less than a mile to the South of the Town Centre. Nearby occupiers include Next Distribution, Belmont Laundry and Store to Door Group. The A13 and M25 are approx. 2.7 and 5.4 miles away respectively. Ockendon Train Station provides a service to London (Fenchurch Street) in approx. 29 minutes.

### The Property

Forming part of a terrace of four ground floor units comprising open plan space with an eaves height of approx. 4m. There is loading and parking to the front, together with toilet facilities.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit 2	2,318	215.34
<b>TOTAL</b>	<b>2,318</b>	<b>215.34</b>

### Terms

To let on a new 3-year full repairing and insuring lease.

### Figures

£34,770 per annum exclusive.

All other outgoings payable in addition.

### Costs

Insurance - £895 per annum  
Building service fees - £300 per annum  
Broadband - £30 pcm (200Mbps)  
Utilities - direct to supplier

The above are approximate and subject to fluctuation.

### VAT

VAT is payable in addition.

### Legal Costs

Each party is responsible for the payment of its own costs.

### Energy Performance Certificate (EPC)

The EPC rating is C53, expiring September 2034.

### References/Accounts

A rent deposit is payable, subject to accounts/references.

### Business Rates

The Rateable Value (2023) is £15,500. However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

### Agents Note

All figures are quoted exclusive of VAT.  
No warranty is given in respect of the current planning use and none of the amenities or fixtures and fittings have been tested. All floor areas have been provided by our client and should be verified on site in due course.  
These particulars are awaiting our client's approval

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### Enquiries/Viewing

Please contact us on 01708 860696 or email:  
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