



APPROX. 3 ACRE (1.35HA) SITE WITH UNIT AND 3-BEDROOM BUNGALOW FRONTING A127. TO LET

Rent: £200,000 Per Annum

Former Timmermans Nursery
Arterial Road
West Horndon
Brentwood
Essex
CM13 3TB

- Rarely available
- M25 approx 5 miles
- Development potential (STP)
- Vacant

FORMER TIMMERMANS NURSERY, ARTERIAL ROAD, WEST HORNDON, BRENTWOOD, ESSEX, CM13 3TB

Location

Fronting the west bound carriageway of the A127 in between West Horndon and Basildon. West Horndon Station is approx. 2.2 miles away providing a service to London (Fenchurch Street) in approx. 30 mins. Junction 29 of the M25 is approx. 5 miles distant.

The Property

With access directly off the A127, there is a gated yard to the front, leading to a detached 3-bedroom bungalow and unit. There is additional yard to the rear. Undeveloped land to the west is available if required.

We understand that a footpath currently crosses the site.

Accommodation

The approximate floor areas are:

	Acres	Hectares
Total site	3	1.21
TOTAL	3	1.21

Terms

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

Figures

£200,000pax

Legal Costs

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

Energy Performance Certificate (EPC)

In the process of being prepared.

Planning

The site has lapsed consent for the sale and storage of up to 34 salvage cars and retention of part Nursery business. (Ref-16/01396/FUL). Interested parties are advised to discuss there proposed use with Brentwood Borough Council.

Business Rates

In the process of being reassessed.

Anti Money Laundering

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.

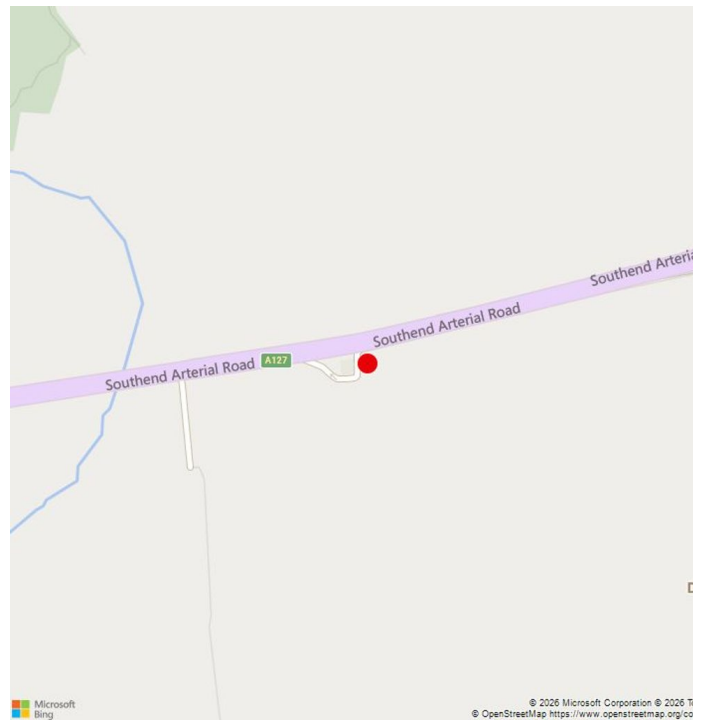
Agents Note

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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