



## HIGH SPECIFICATION YARD APPROX. 1 ACRE (0.4HA) TO LET

Rent: £150,000 Per Annum

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

- Concrete
- Fenced & electric gated
- Power & water
- Flood lighting

# 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 regular shape yard comprising a self-contained site with 1 sliding electric gate providing access off Wharf Road. It has been fully concreted, fenced and has perimeter flood lighting. Mains water and 3-phase power are provided to the site (not tested).

There is a small unit of approx. 493 sq ft (45.8 sq m) with an eaves height of approx. 4.0m. Access is via two electric roller shutters. There is a larger unit/modulars being removed by the previous tenant.

## Accommodation

The approximate floor areas are:

	Acres	Hectares
Open storage yard	1	0.4
<b>TOTAL</b>	<b>1</b>	<b>0.4</b>

## Terms

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

## Figures

£150,000 per annum exclusive.

A service charge may be payable for communal expenditure, further details of which are available on request. VAT is payable.

## Legal Costs

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

## 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. 34 HGV lorry movements per day are permitted. (17in/out). Interested parties to satisfy themselves fully in this respect.

## Business Rates

We have been unable to locate the Rateable Value online.

## Anti Money Laundering

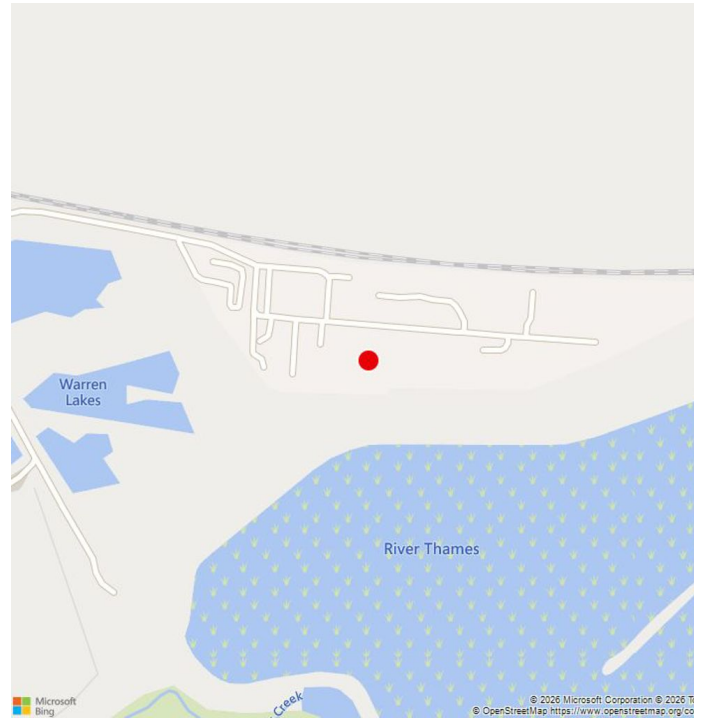
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

## 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:  
[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)



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