



YARD WITH MODULAR OFFICES APPROX 23,047 SQFT (2,142 SQM)

Rent: £83,880 Per Annum

Hovels Farm Yard
Vange Park Road
Vange
Basildon
Essex
SS16 5LA

- Mainly Tarmac
- Mains Services
- Fenced and Gated
- Modular Offices
- No Working Hour Restrictions

HOVELS FARM YARD, VANGE PARK ROAD, VANGE, BASILDON, ESSEX, SS16 5LA

Location

The site is located at the end of Vange Park Road, running parallel to the east bound carriageway of the A13 at the Five Bells Roundabout. Basildon Train Station is approximately 1.7 miles distant, providing a service to London (Fenchurch Street) in approximately 35 minutes.

The Property

A mainly tarmac part compacted yard with wooden fencing. The site has gated access from Vange Park Road and benefits from security lighting and mains services. On site there is a modular office with kitchen and toilets.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Yard	23,047	2,141.07
Modular	687	63.79
TOTAL	23,047	2,141.07

Terms

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

Figures

£83,880pax

VAT

Further details on request

Legal Costs

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

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

The Rateable Value (2026) is £25,000 making the rates Payable (26/27) £10,800pa but interested parties are advised to satisfy themselves in this respect.

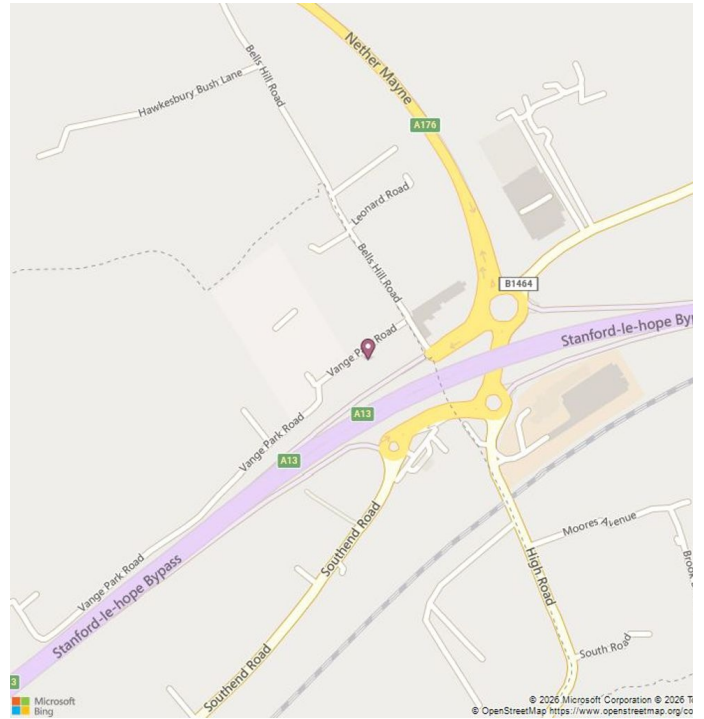
Agents Note

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

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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

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

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

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

