



## YARDS APPROX. 1,400 - 8,953 SQ FT

Rent: Per Sq Ft

Little Warley Hall Lane  
Little Warley  
Brentwood  
Essex  
CM13 3EN

- Compacted/Type 1 surface
- Water & electricity to boundary
- Close to A127
- Flexible term

# LITTLE WARLEY HALL LANE, LITTLE WARLEY, BRENTWOOD, ESSEX, CM13 3EN

## Location

Forming part of a rural industrial location located with direct access to the westbound section of the A127, linking with junction 29 of the M25, less than 3 miles distant. A mainline Train Station at nearby West Horndon provides a service to London (Fenchurch Street) in approximately 27 minutes.

## The Property

Various commercial yards comprising compacted/type 1 surfacing with chain-link fencing to part. There is power and water connection to boundary. Yard 6/7 can be split if required.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Yard 3	4,262	395.94
Yard 4	1,461	135.73
Yard 6/7	3,230	300.07
<b>TOTAL</b>	<b>8,953</b>	<b>831.73</b>

## Terms

Available to let on a new lease outside the Landlord & Tenant Act for a term to be agreed, incorporating periodic rent reviews where appropriate.

## Figures

£5.25 - £6.50 psf per annum exclusive.

Interested parties are advised to discuss their requirements.

All other outgoings are payable in addition.

## Costs

Utilities, business rates (if applicable), insurance and service charge all payable in addition, further details on request.

## VAT

We are advised VAT is NOT payable on the rent.

## Legal Costs

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

## Energy Performance Certificate (EPC)

Not applicable.

## References/Accounts

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

## Planning

Quite uses only due to proximity to residential dwellings.

Strictly no HGV access or parking is permitted on site.

## Business Rates

Awaiting reassessment.

Ingoing tenants will be responsible for contributing towards the Rates Payable, further details on request.

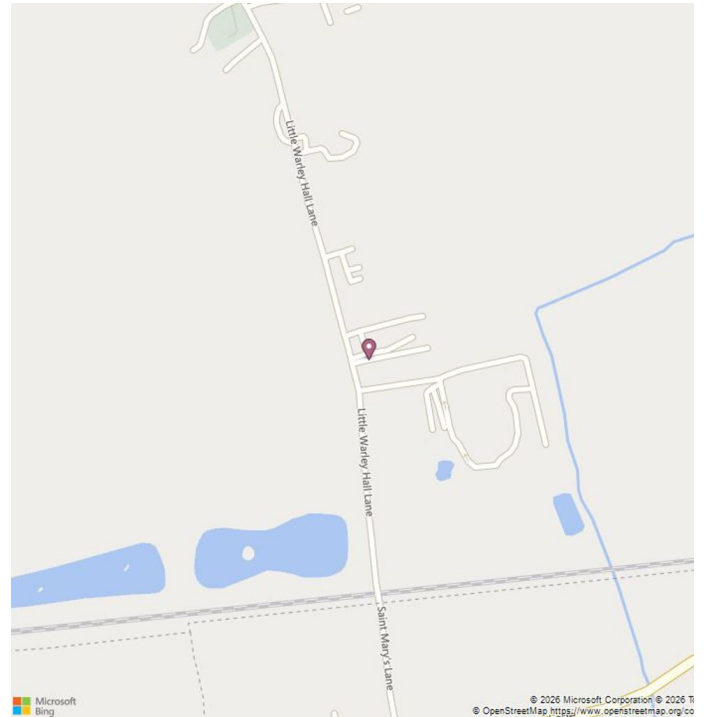
## Agents Note

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.  
THESE DETAILS ARE AWAITING CLIENT APPROVAL AND MAY BE SUBJECT TO CHANGE

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

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



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