

Unit 28, Horndon Industrial Park, Station Road, West Horndon, Essex

CM13 3XL

INDUSTRIAL UNIT TO LET

21,478 sq ft 1,995.31 sq m (approximately)



- Available from Q3 2023
- Located on an established industrial estate
- Close proximity to the A127, providing fast access to the M25
- Nearby occupiers include Pegler, ProtectAvan & Window Tech Trade

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Location

Horndon Industrial Park is located on Station Road, West Horndon, some five miles from Junction 29 of the M25. Station Road is accessed off the A128 which links the A13 with the A127 at the Halfway House Junction.

West Horndon mainline railway station adjoins the site, having direct services to London Fenchurch Street. Basildon is located approximately six miles in an easterly direction via the A127 and Brentwood is approximately five miles to the north.

Description

The premises comprise an end terrace industrial / warehouse unit of steel frame construction consisting of two bays and originally forming part of a larger warehouse which has been divided and refurbished to provide smaller units. The building has been clad externally with profile metal sheeting. Vehicular access is provided via two roller shutter doors to the front elevation with personnel door adjacent leading to a ground floor office with mezzanine floor above. The unit benefits from air conditioned (not tested) offices, fluorescent strip lighting, WCs and internal eaves height of 6m (max).

Accommodation

Warehouse	approx. 21,478 sq ft	1,995.31 sq m
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Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Business Rates

The property has a rateable value of £103,000, equating to rates payable of circa £52,736 per annum, assuming a UBR of 51.2p

Rent

Rent on application.

EPC

E - 119. Valid until 13th November 2031.

VAT

VAT chargeable at the current rate.

Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Service Charge

The Estate management includes a twenty-four-hour security service which provides a CCTV monitoring service in addition to manned guards. A charge is made to cover this and other estate services. Currently £0.90 per sq ft.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings strictly by appointment via joints agents:



Toby Pemberton
07949 530 597

Toby@cokegearing.co.uk

Paul Fitch
07771 607 585

Paul@cokegearing.co.uk



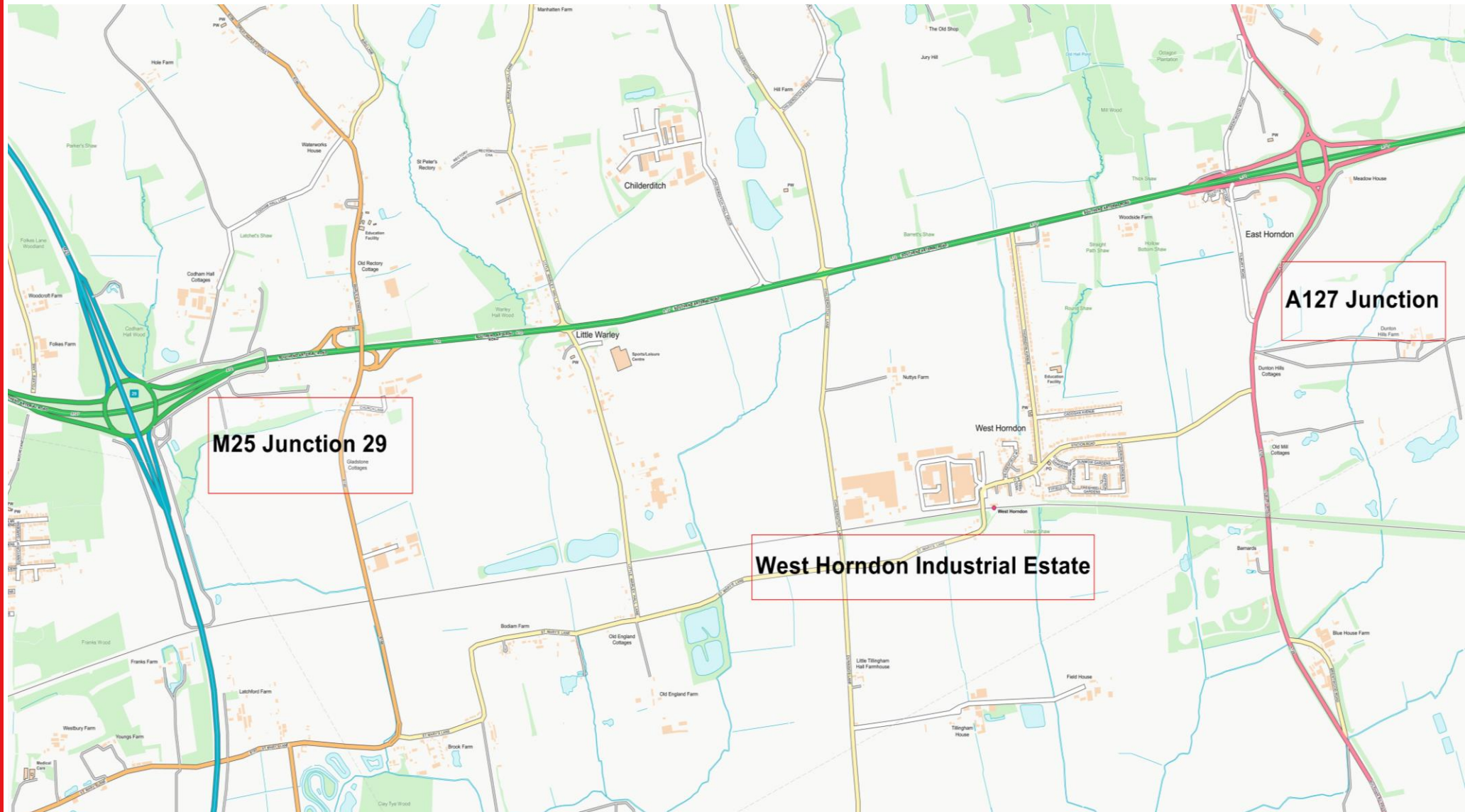
Dan Wink
07717 545 532

d.wink@glenney.co.uk

Tom Gill
07881 848 160

t.gill@glenney.co.uk

Estate Location Map



Unit Location Map

