

North Road, South Ockendon, Essex, RM15 6SR



Yards from approx. 12,000-135,000 sq ft
(1116-12,555 sq m) or 0.27-3.0 acres

TO LET (Short Term)

Location

Located fronting the B186, the site is approximately 4 miles from junction 29 of the M25/A127 and 5.7 miles north of junction 30 of the M25/A13. Ockendon c2c train station is only 1.3 miles distant.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk

The property

Initially, our client is seeking a tenant with on site security to occupy the site. The land is in the process of being redied for letting, although, the front section of approximately 12,000 sq ft is immediately available. There is mains water but no mains electricity or drainage, requiring mobile facilities to be employed.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

From 12,000-135,000 sq ft (0.27- 3 acres)

Terms

To let on a short-term basis for 1-6 months.

Figures

£1.50 – 2.50 per sq ft exclusive

Business rates

Payable separately and available on request.

Legal costs

Each party to be responsible for the payment of its own legal costs.

EPC

Not applicable.

Agent's Note

All figures quoted are exclusive of Vat.

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The areas have been measured via Promap Digital

Mapping and should be verified on site in due course.

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

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:

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. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.