

Wharf Road, Stanhope Industrial Estate, Stanford le Hope,
SS17 0EH



New yard

Approx. 1 acre

TO LET

- Fully concreted
- Palisade fencing
- Electric sliding gate
- Water & electricity to boundary
- Flood lighting

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

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 newly constructed 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). An interceptor is also in place (not tested).

Accommodation

1 acre (43,035 sq ft)

Tenure

To Let on a new lease for a term to be agreed incorporating periodic rent reviews.

Figures

£100,000 per annum exclusive.

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

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)

Business rates

To be assessed.

Legal costs

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



Agent's 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 / 07775

804842 or email: jb@branchassociates.co.uk

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

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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