

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

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UNIT 5B HORNDON BUSINESS PARK, STATION ROAD, WEST HORNDON, BRENTWOOD, ESSEX, CM13 3XL

TO LET - INDUSTRIAL UNIT

1,056 sq.ft (98.11 m²)



Location

The premises are situated in a separate block adjacent to Horndon Industrial Estate off Station Road. Junction 29 of the M25 is situated 4.5 miles to the west via the A127. West Horndon mainline station is located a short walk from the estate and provides direct access into London Fenchurch Street.

Accommodation

The premises comprises of a mid-terrace Industrial unit of brick external elevation underneath a pitched roof with mezzanine storage above the rear. Access is through a 2.5m wide roller shutter entrance (3m high) to the front, internal eaves height being 3.8m. The property benefits from two separate offices to the rear, separate WC and Kitchen facilities. Car parking is included opposite for three cars.

Gross internal floor area	1,056 sq.ft (98.11 m ²)
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Terms

The premises are available to let on a new full repairing and insuring basis for a term to be agreed.

Rent

£16,000 Payable quarterly in advance on usual quarter days

Service Charge

A service charger may be applicable in respects of this property. Further details on request.

Planning & Use

Applicants should make their own enquiries regarding planning and their proposed use.

Rates

Rateable Value	9,400
UBR (2023/2024)	0.499
Rates Payable	4691

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be required to provide an undertaking prior to issue of draft legal documents to pay the lessor's and Mass & Co's abortive costs should they withdraw.

VAT

VAT will be applicable to the rent and any service charge.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

- & Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:
 i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract
- ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
 iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are
- conditional to the transaction.