

INDUSTRIAL

**BUSINESS
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TO LET



YARD 12, HORNDON INDUSTRIAL PARK, STATION ROAD, WEST HORNDON, ESSEX CM13 3XL

SECURE YARD PREMISES 0.29 ACRES 0.1 HECTARES

- **24 HOUR MANNED ESTATE**
- **SECURE YARD**
- **ELECTRICITY/DRAINAGE/WATER CONNECTIONS (TBC)**

LOCATION

Horndon Industrial Park is approximately five miles from Junction 29 of the M25 via the A127 and immediately adjacent to West Horndon main line railway station which provides a regular service to London Fenchurch Street. Basildon is located approximately six miles to the east and Brentwood approximately six miles to the north.

DESCRIPTION

The site comprises a regular shaped open storage plot which is fenced and provides a compacted ground surface. We are advised that mains power, drainage and water are laid to the site.

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0.1 HECTARES**

ACCOMMODATION

The following approximate areas are available:-

Site	0.29 acres	0.1 hectares
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TERMS

The site is available to let on new lease terms to be agreed at a commencing rent of £32,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

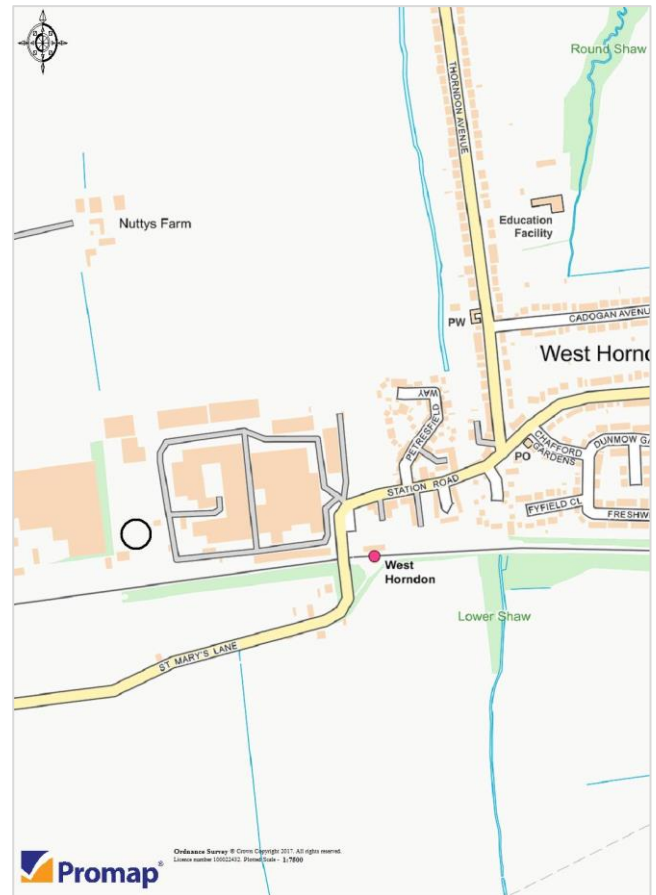
VAT

VAT is applicable to the rent and service charge.

RATEABLE VALUE

From internet enquiries of the Valuation Office Agency website we understand the property has a Rateable Value of £17,250.

Interested parties are advised to verify the rating assessment by contacting Brentwood Borough Council on 01277 312 500.



SERVICE CHARGE

There is an estate service charge for communal expenditure.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents
Glenny LLP - Daniel Wink

CONTACT

For further details on these and many other available properties please contact:



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