

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

### TO LET - INDUSTRIAL UNIT

1,056 sq.ft ( 98.11 m<sup>2</sup> )



#### 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<sup>2</sup> )

#### 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 charge 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

<b>Rateable Value</b>	9,400
<b>UBR (2023/2024)</b>	0.499
<b>Rates Payable</b>	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