



MID-TERRACE UNIT APPROX. 2,318 SQ FT *RENT INCENTIVE*

Rent: £25,500 - £31,295 Per Annum

Unit 2
Aveley House
Arcany Road
South Ockendon
Essex
RM15 5SX

- Approx. 2.7 miles from A13/5.4 from M25 (J30)
- London (Fenchurch Street) approx. 29 minutes
- Front/rear access
- Approx. 4m eaves
- Free parking
- Toilet facilities

UNIT 2, AVELEY HOUSE, ARCANY ROAD, SOUTH OCKENDON, ESSEX, RM15 5SX

Location

The property fronts Arcany Road, off Arisdale Avenue, a mixed use industrial and residential area less than a mile to the South of the Town Centre. Nearby occupiers include Next Distribution, Belmont Laundry and Store to Door Group. The A13 and M25 are approx. 2.7 and 5.4 miles away respectively. Ockendon Train Station provides a service to London (Fenchurch Street) in approx. 29 minutes.

The Property

Forming part of a terrace of four ground floor units comprising open plan space with an eaves height of approx. 4m. There is loading and parking to the front, together with toilet facilities.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit 2	2,318	215.34
TOTAL	2,318	215.34

Terms

To let on a new 3-year full repairing and insuring lease.

Figures

*Year 1 - £25,500 pax

*Year 2 & 3 - £31,295 pax

All other outgoings and VAT payable in addition.

*Stepped rent subject to satisfactory accounts/references and lease term.

Costs

Insurance - £895 per annum

Building service fees - £300 per annum

Broadband - £30 pcm (200Mbps)

Utilities - direct to supplier

The above are approximate and subject to fluctuation.

VAT

VAT is payable in addition.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC rating is C53, expiring September 2034.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

The Rateable Value (2026) is £17,000. However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note

All figures are quoted exclusive of VAT.

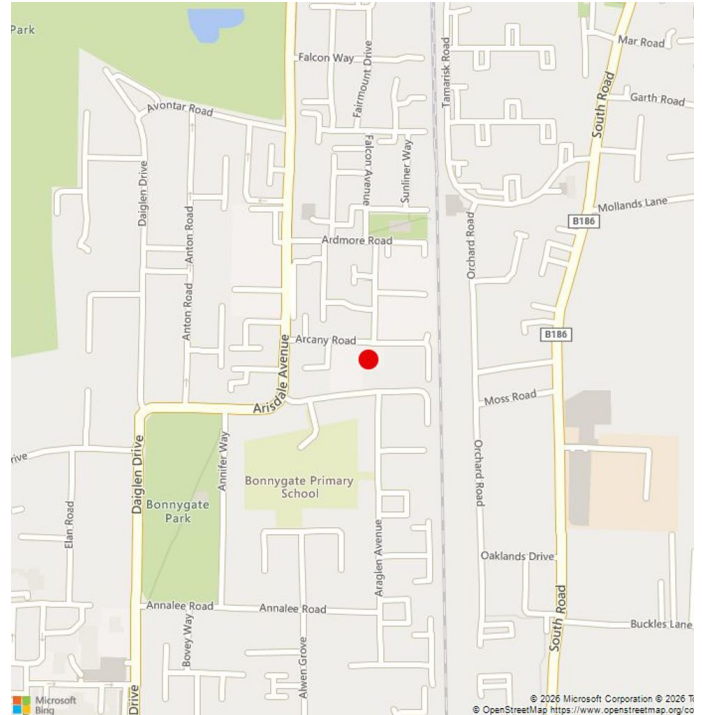
No warranty is given in respect of the current planning use and none of the amenities or fixtures and fittings have been tested. All floor areas have been provided by our client and should be verified on site in due course.

These particulars are awaiting our client's approval

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, 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. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.