

Land at Purfleet Road, Aveley, RM15 4DU



Land approx. 5,576 sq ft (518 Sq m)

TO LET

- Fenced & gated
- Electricity to boundary
- Close A13/M25 junction

Location

The yard is located on Purfleet Road, off Arterial Road. The A13 is less than 1 mile distant and provides a link to Junction 30 of the M25. Purfleet Station is approximately 1.7 miles away, providing a link to London (Fenchurch Street) in approx. 30 minutes.

The property

A yard comprising rectangular shape with shingle covering. The site is fenced and gated, with an electricity supply to boundary (not tested).

There are three basic storage containers located on site which can remain or be removed according to requirements.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Yard	5,576 sq ft	518 sq m
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Terms

To be let on a new lease for a term to be agreed, outside of the Landlord & Tenant Act renewal provisions.

Figures

£22,300 per annum exclusive.

It is understood that VAT is not payable on the rent.

Planning

Interested parties are advised to satisfy themselves fully in respect of their proposed use.

Business rates

The Rateable Value is £7,200 (2017). Under current rules nil Business Rates are payable.

Legal costs

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

EPC

Not applicable.

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.

We have relied on digital mapping software to source the yard size. Interested parties are advised to satisfy themselves in this respect.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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