PRIME OPEN STORAGE LAND NEXT TO M25 – 3.27 ACRES

TO LET.

WARLEY ST • GREAT WARLEY •
BRENTWOOD • CM13 3LB



- 1 Mile from J29 of the M25 Motorway
- Excellent Road Links to London & South East
- Concrete Surfaced
- Prime Location
- Licenced Scrap Yard
- Offices & Workshops on Site

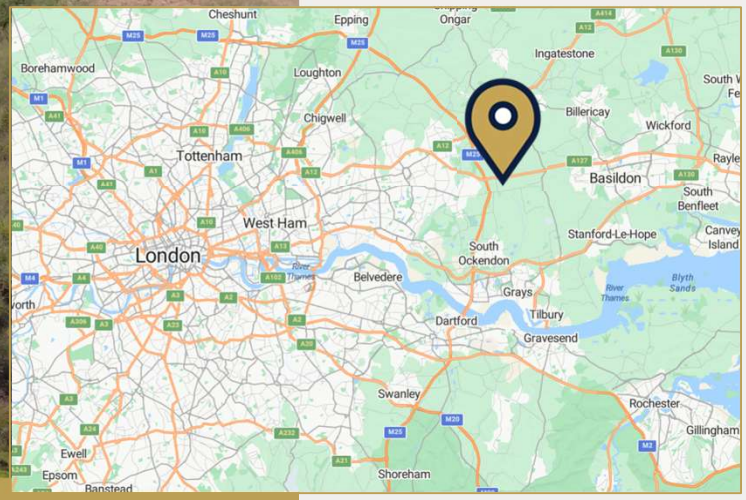
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LOCATION

Prime location providing ready access to north or southbound access to the M25 motorway within a 1 mile drive.

The site is a substantial, strategically positioned site located on the northern side of the London arterial (A127) at its junction with the M25 (J29). This prime location offers excellent connectivity to London, Essex, and the wider Southeast, making it ideal for a range of commercial and logistics operations



SAT NAV: **CM13 3LB** /// what3words: **LEVELS.GARAGE.STANDS**

DESCRIPTION

Industrial open storage site providing concrete surfaced outdoor storage with useful workshop & office areas

- Used as a scrapyard / car salvage yard – Scrap Metal Licence
- 3.27 acres in total
- Quality concrete surfaced yard with drainage
- Useful workshop / stores and offices of 5,186 Sq Ft
- Living accommodation on site via 3 bedroom house
- Fenced, gated & secure site
- Suit various B8 storage or scrap / salvage uses
- W/C and office facilities
- Living accommodation on site





ACCOMODATION

The site extends to 3.27 acres, and includes a 3 bedroom detached house, and the following building areas measured on a GIA basis. The concrete and tarmac surfaced areas extend to circa 2 acres:

Unit	Sq M	Sq Ft
Workshop & Office	366.97	3,950
Small Workshop	114.84	1,236
Total	**481.81**	**5,186**

ASKING RENT

Rent on application

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

For further information, please contact the agents.

USE

We consider the site suitable for a range of B2 and B8 uses stpp.

The site benefits from rare scrap yard / breakers yard use permission and Scrap Metal Licenses. The site is currently used for vehicle storage and a scrap yard.



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

BUSINES RATES

Ratable Value: £98,000

The units are yet to be rated. Please contact the VOA for more details.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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