

## HOYLES FARM, WHEELERS LANE, BRENTWOOD, ESSEX, CM14 5SH

### TO LET - WAREHOUSE STORAGE UNIT

6,700 sq.ft ( 622.45 m<sup>2</sup> )



#### Location

The unit is situated on a secure rural site in Navestock, with easy access to the A12, M25 and M11. East London (Stratford) approximately 30 minutes by road and 45 minutes by train.

#### Accommodation

A large commercial storage and warehouse unit. The unit is accessed via a roller shutter door and personal door and has a concrete floor and lighting with three phase electricity.

#### Terms

To be agreed

#### Rent

£54,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Service Charge

A service charge may be applicable in respect of this property. Further details on request.

#### Planning & Use

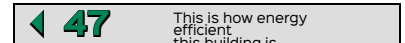
Applicants must satisfy themselves regarding proposed use of the property

#### Rates

Rateable Value	TBC
UBR (2023/2024)	
Rates Payable	

#### Energy Performance Asset Rating

**B 26-50**



#### Legal Costs

Each party to bear their own legal costs.

#### VAT

All rents and prices stated are subject to Value Added Tax.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co