



**YARDS FROM APPROX. 1800 SQ FT - 47,678 SQ FT
(167.4 - 4434 SQ M)**

**Rent: £9,000 - £173,500 Per
Annum**

Collingwood Farm
Brentwood Road
Orsett
Grays
Essex
RM16 3DJ

- Recently developed
- Close A13
- Vacant
- "Type 1" surface (tarmac plannings available)
- Flexible lease

COLLINGWOOD FARM, BRENTWOOD ROAD, ORSETT, GRAYS, ESSEX, RM16 3DJ

Location

An excellent location only approx. 1 mile east of the Orsett Cock roundabout on the A13. There are two access points, from Stanford Road and Brentwood Road. London Gateway is less than 5 miles to the east. Ample shopping and facilities are available at nearby Stanford le Hope and Grays.

The Property

Recently developed yards, the main compound is regular shaped, comprising "Type 1" surface with palisade fencing and gate to front. A tarmac plannings finish can be applied at additional rent.

There is a 25mm water connection but no electric nor foul drainage. It is anticipated that generator and modular facilities/a cesspit can be utilised instead.

Two smaller fenced and gated compounds are located to the front.

There are two points of access, the primary being via a concreted road from Brentwood Road.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Main compound	43,000	3,994.7
Compound A	2,878	267.37
Compound B	1,800	167.22
TOTAL	47,678	4,429.29

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

Main Yard - £150,000 pax (Type 1)/£172,000 pax (Tarmac plannings)

Compound A - £14,500 pax

Compound B - £9,000 pax

VAT

Not applicable.

Legal Costs

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

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

Awaiting assessment.

Anti Money Laundering

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Agents Note

All figures quoted are exclusive of VAT (if applicable)

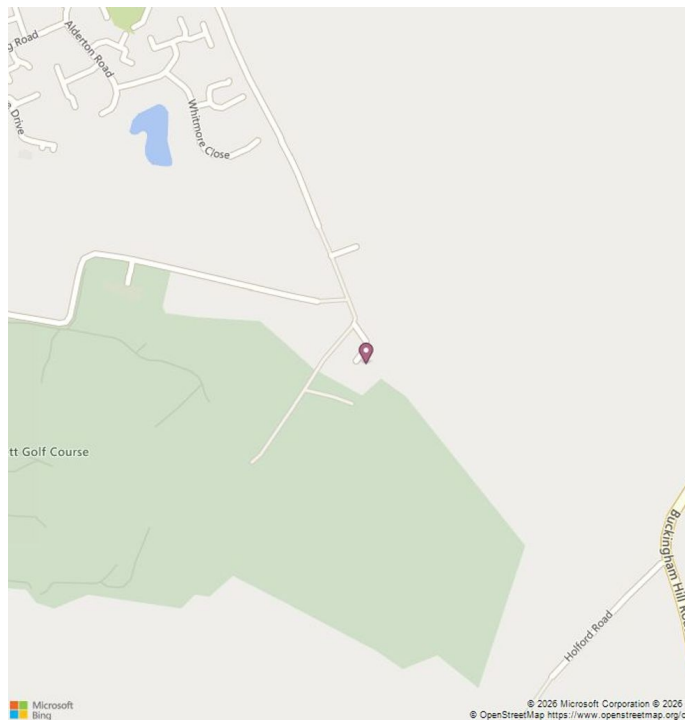
No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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