



3 Bay Warehouse – Orchard Farm, Little Warley Hall Lane, Brentwood, CM13 3EN



FOR LET

WAREHOUSE

Unit with Mezzanine Approx. – 4,955 sq ft (460.4sq m)

24/7 Access


Off A127 & Close to M25

3 electric Roller Shutters

3 Phase Power Supply

Extra yard available on enquiry

01375 369505
enquiries@apexpropertyholdings.co.uk

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(WhatsApp)



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DESCRIPTION

An end-terrace unit featuring a steel portal frame construction, with an approximate eaves height of 5 meters and an apex height of around 7 meters. Access is provided through three electrically operated loading doors at the front.

The property is divided into ground and mezzanine levels, accessible via an internal staircase, along with loading areas at the front. It is equipped with 3-phase power, LED lighting, and a diesel blower heater (all items not tested). Externally, there is parking available at the front, along with additional yard space if needed.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, the approximate Gross internal Floor Area is as follows:

	Sq ft	Sq m
Ground Floor	2,852	265
First Floor	2,103	195.4
Total	4,955	460.4

PLANNING

Full Planning permission with 24/7 use/access allowed.

FIGURES

£40,000 Per Annum (Guide Price) + VAT

2 month rent deposit is payable subject to credit check/good accounts

A 6% Service charge of the annual rent on top of annual rent

Insurance & Utilities payable depending on usage

TERMS

To be let on a new lease for flexible term to be agreed including periodic rent reviews.

BUSINESS RATES

To be Assessed

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the entire complex is B44, expiring February 2033.

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