



**Light Industrial: West Horndon**

**Monthly £1,000**

## RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 904389**

Approximately 1331 sq ft situated in West Horndon Industrial Estate.

## DETAILS

The property is situated in West Horndon Industrial Estate at Station Road, West Horndon. The property benefits from excellent links to the M25 via A127 within 5 miles. West Horndon benefits from a main line station which is located opposite the entrance to the industrial estate and provides direct access to Fenchurch Street.

## DESCRIPTION

The property is a mid terraced brick built building with a pitched roof and single roller shutter door. The property benefits from a separate office and WC area.

## SIZE

Ground floor industrial 614 sq ft

Ground floor offices 717 sq ft

Total 1,331 sq ft

### **SERVICES**

We understand that mains water, mains gas and electricity are connected.

### **CAR PARKING**

The property has allocated four car sized spaces.

### **SERVICE CHARGE**

None

### **INSURANCE**

The tenant will be responsible for contents insurance.

### **NON-DOMESTIC RATES**

We understand the property has a rateable value of £9,600 (2017 list)

### **TERMS**

To be agreed with the Landlord.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.