



## **Theydon Business Park, Hobbs Cross Road, Epping, CM167NY**

Yard To Let | Rent on application | 10,000 to 37,486 sq ft

0.86 acre (37,486 sq ft) yard available to let in its entirety or in part/s from a minimum of 10,000 sq ft



# Theydon Business Park, Hobbs Cross Road, Epping, CM167NY

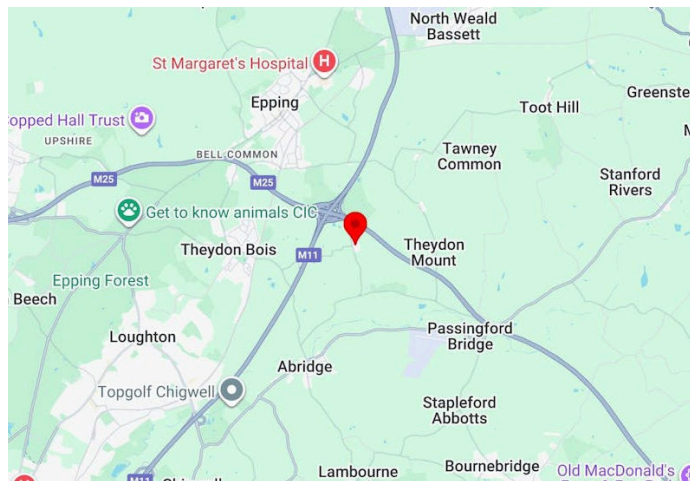
## Summary

- Rent: Rent on application
- Business rates: Available on request
- Legal fees: Each party to bear their own costs
- Lease: New Lease

## Contact & Viewings

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## Key Points

- 24/7 access
- Secure site with electric security gate and CCTV
- Services provided including 3 phase and water
- Laid with crushed & rolled Type 2 aggregate

## Description

The yard comprises of 0.86 acres (37,486 sq ft) and is laid with crushed and rolled Type 2 aggregate with the site boundary comprising of palisade fencing. There are shared welfare facilities on site but the plot also benefits from its own 3 phase electricity, water and foul waste for tenants to install their own facilities. The current planning use is B8 storage and distribution. The plot can be split with a minimum size of 10,000 sq ft available.

## Location

The unit is located on Theydon Business Park off Hobbs Cross Road, Theydon Garnon. The site is easily accessible via road, located adjacent to Junction 6 of the M11 and Junction 27 of the M25. Theydon Bois Station is a 5 minute drive from the site.



## Terms

The yard is available to let on a new fully repairing and insuring lease for a term of years to be agreed. Rent on letting of parts will be apportioned accordingly.

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