



SMC
Brownill
Vickers

To Let



Leisure / Light Industrial / Business Unit (STP)
available To Let in South Ockendon, Essex

£75,000 per annum

3 Arisdale Avenue, South Ockendon, RM15 5BA

01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- Leisure / Light Industrial / Business Unit with two front roller shutter doors
- Most recently used as a kids indoor play centre (formerly D2 Use) - may be suitable for a variety of leisure, light industrial & business uses (STP)
- Located in South Ockendon area of Thurrock with good access to Greater London, M25, outer Essex and Kent
- Gated front yard / parking / loading area
- Available to let on a new lease



Description

The property comprises a detached modern industrial / warehouse premises of steel framed construction with brick and block walls, and metal cladding. The property benefits from 2 x front roller shutter door (3.97m height and 3.6m width) with side personnel doors.

The property has most recently been used as a kids indoor play centre, but could be suitable for a variety of leisure, industrial and business uses. The majority of the internal area forms a clear span working area which has a minimum eaves height of 5.85m and maximum eaves of 6.78m. Within the unit there is a café, kitchen and WC facilities to the rear of the unit.

Externally the unit benefits from approximately 23 parking spaces and a yard / loading area. To the front the property is bounded by metal fencing and two entrance / exit gates for access from the roadside.

Location

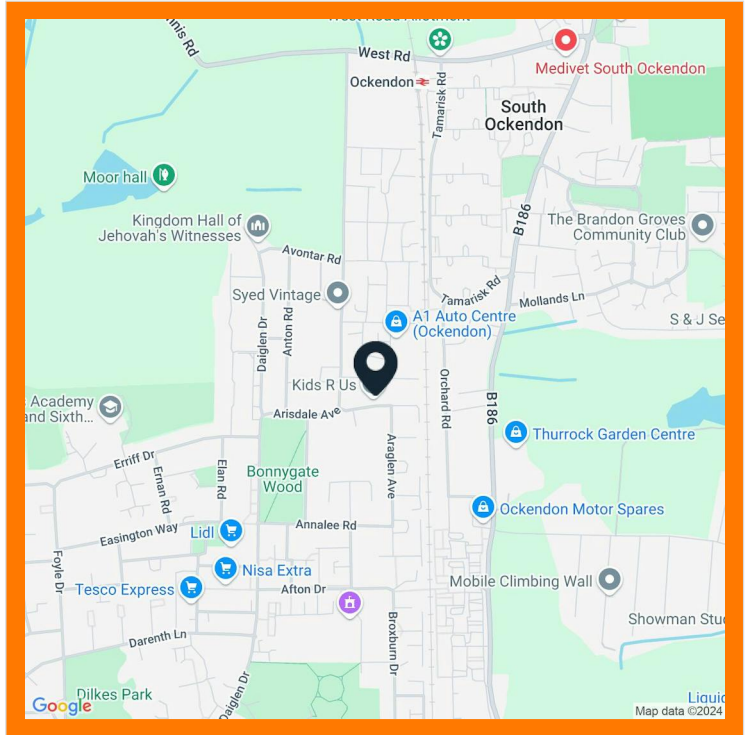
The property is located on Arisdale Avenue, South Ockendon in the Thurrock borough of Essex. The location is just on the outskirts of the M25 with reasonable access to both junction 29 and junction 30 of the M25 (as well the A13 providing access to Central London and outer Essex).

Arisdale Avenue is mainly residential in character and is approximately just under 1 mile from Ockendon train station (providing C2C line access). The location is well placed for access to Greater London, outer Essex and Kent. Lakeside Shopping Centre is 2.5 miles away and the Dartford Crossing is approximately 4 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse, cafe, kitchen, & WC facilities	7,921	735.88
Total	7,921	735.88



Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Kids R Us, Arisdale Avenue, South Ockendon, Essex, RM15 5BA

Description: Indoor play centre and premises

Rateable Value: £43,250

We would advise prospective parties to verify the matter with the local rating office

Planning

The property has most recently been used as a children's indoor play centre (D2 assembly and leisure). We would anticipate the property may have potential for other leisure, light industrial or commercial uses (STP) and prospective interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use.

Lease Terms

Available to let by way of a new lease on terms to be agreed. PLEASE NOTE: The landlord does not wish to permit any automotive repair or related uses on site.

Rent

£75,000 pa. VAT will NOT be payable on the rent. PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site.

Commute / Travel

Ockendon train station: 2 minutes (road) 14 minutes (walking)
 Upminster: 10 minutes (road)
 Junction 29 M25 Motorway: 11 minutes (road)
 Brentwood: 18 minutes (walking)
 Junction 31 M25 Motorway: 8 minutes (road)
 Dartford Crossing: 10 minutes (road)
 A13 / M25 Junction: 8 minutes (road)

Business Rates

Rateable Value of £43,250

Energy Performance Certificate

C (53)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

