

Low Rent
**Warehouse
TO LET**

223 m² (2400 ft²)

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Ample Parking

Shared WC's

Manual roller shutter

New Lease Available

£1583.33 pcm (£19,000 pax)

Low rent at £7.92 psf inclusive

Unit 14 (part of),
Esgors Farm, Thornwood Common
Essex CM16 6LY



Location

Esgors Farm is located in Thornwood Common along London Road (B1393), approximately 2 miles north of Epping, a historic market town known for its High Street and Epping Forest. Close to the A414 and M11, making it fairly accessible from nearby towns.

Nearby Amenities

Epping's High Street offers shops, pubs, and restaurants. Epping Underground Station (Central Line) is the main transport link into London. The M11 and M25 motorways are relatively close, giving good road access to London and other parts of the Southeast.

Accommodation

Large warehouse with shared utilities and services: -

- Width 8.68 m² (28.47 ft)
- Depth 25.71 m² (84.35 ft)
- **Total Size** **223 m²** **(2400 ft²)**
- Max Height 7.3 m (23.95 ft)

3 Phase electric
Manual Roller Shutter
Shared Utilities
Parking Spaces

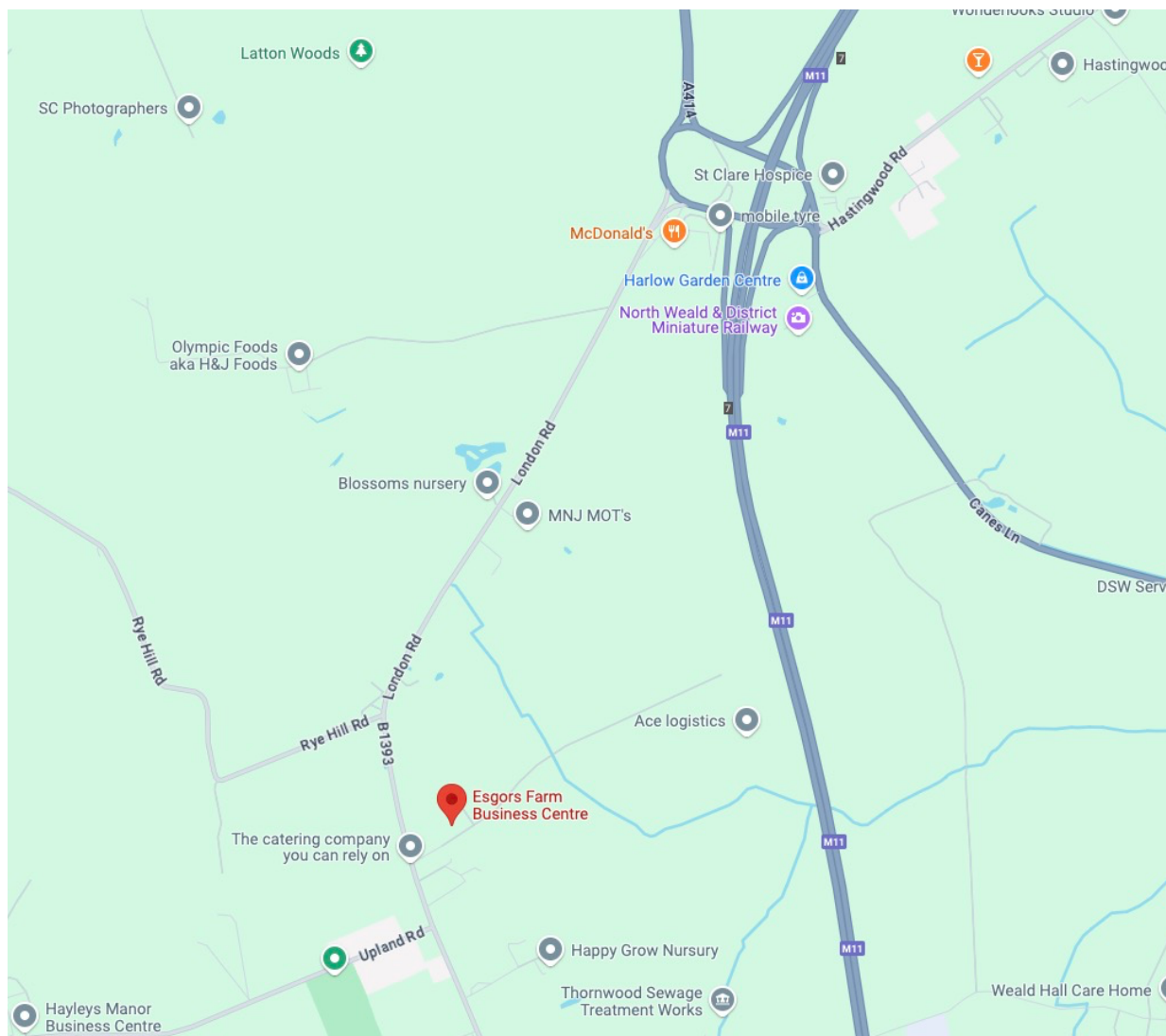
Terms

A new lease will be granted for a term to be agreed

Rent

£1583.33 pcm (£19,000 pax) - (£7.92 psf) inclusive





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Legal Costs

The ingoing tenant is to contribute towards the Landlords legal costs at £1500 + VAT.

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing Highly Recommended

Strictly by appointment via sole Agents

Jason Grant

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