



GILMARTIN LEY

Freehold Trade Counter Investment For Sale - Brentwood Essex

1.58 acre site with development potential

**3-7 Orchard Lane
Land on South Side of Coxtie
Green Road,
Pilgrims Hatch, Brentwood,
ESSEX, CM14 5PN**



Area

Site Area: 6,402 sq.m. (68,911 sq.ft.)

Price

Guide Price £2,250,000 subject to contract

Property Description

The entire property is let to Travis Perkins (Properties) Ltd at a passing rent of £89,500 p.a. on a fully repairing lease with circa 6 years remaining.

The modern steel portal frame warehouse has a gross internal area of 10,125 sq.ft. In addition, there is a concrete-surfaced yard of 53,600 sq.ft.

The warehouse was constructed in the late 1990s and has an eaves height of 5.78 m (19 ft), comprises two separate warehousing areas, a ground floor sales display & trade counter area and first floor office accommodation above.

The property features security flood lighting, CCTV and secure perimeter fencing.

A capacity study shows that (subject to planning consent) the site has capacity to provide 53 extra care apartments with communal facilities or 17 detached three/four bedroom houses. Other development options may also be possible. The drawings are available to download from our website.

- > Bids requested by midday Tuesday 27th February 2018
- > Freehold
- > Site of 1.58 acres with development potential
- > Highly reversionary with rent review in March 2019
- > Approximately 6 years unexpired on FRI lease
- > Prestigious commuter belt location
- > 10,125 square feet of built space
- > Eaves height 5.78 m (19 ft). Height to apex 7.51 m (25 ft)





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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Grd: Trade Counter & Warehouse	794.25	8,549	GIA
1st: Offices	146.46	1,576	GIA
Concrete surfaced secure yard	4,980	53,604	

Property Location

The property is located 32 kilometres (20 miles) north-east of Central London, 64 kilometres (40 miles) south of Cambridge and 3.2 kilometres (2 miles) north-west of Brentwood town centre.

The property is situated on Coxtie Green Road, 0.4 kilometres (0.25 miles) west of the junction with Ongar Road (A128).

Junction 28 of the M25 and Junction 28 of the A12 are 2.8 kilometres (1.75 miles) to the south of the property.

Brentwood is a desirable commuter town with a thriving shopping area / high street. The journey time from Brentwood to London Liverpool Street is only 35 minutes.

The property is situated in a predominantly residential area with other nearby uses including a cricket club, a school, nurseries, farms and a recycling centre.

There are several small industrial estates closer to the town centre on the Ongar Road.

Weald Country Park is located 0.4 kilometres (0.25 miles) to the south and Bentley Golf Course & Weald Park Golf Course are approximately 1.2 kilometres (0.75 miles) to the north and west respectively.

2017 Rateable Value £90000.00

Estimated Rates Payable £44370 per annum

Service Charge p.a. n/a

Terms Freehold for sale subject to the lease to Travis Perkins for 25 years commencing 25th March 1999, with a passing rent of £89,500 per annum.

VAT is not charged on rent. No exemption to waive has been made.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Brentwood Borough Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/25446>
Offer Requirements
Travis Perkins (Properties) Ltd Credit Report
Plan Referred to in Decision Notice
Lease
Expansion of Permitted Uses Decision Notice
Energy Performance Certificate
Capacity Options

Last Updated: 03 May 2019

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<https://www.gilmartinley.co.uk/properties/for-sale/investment/essex/essex/cm14/25446>

Our ref: 25446



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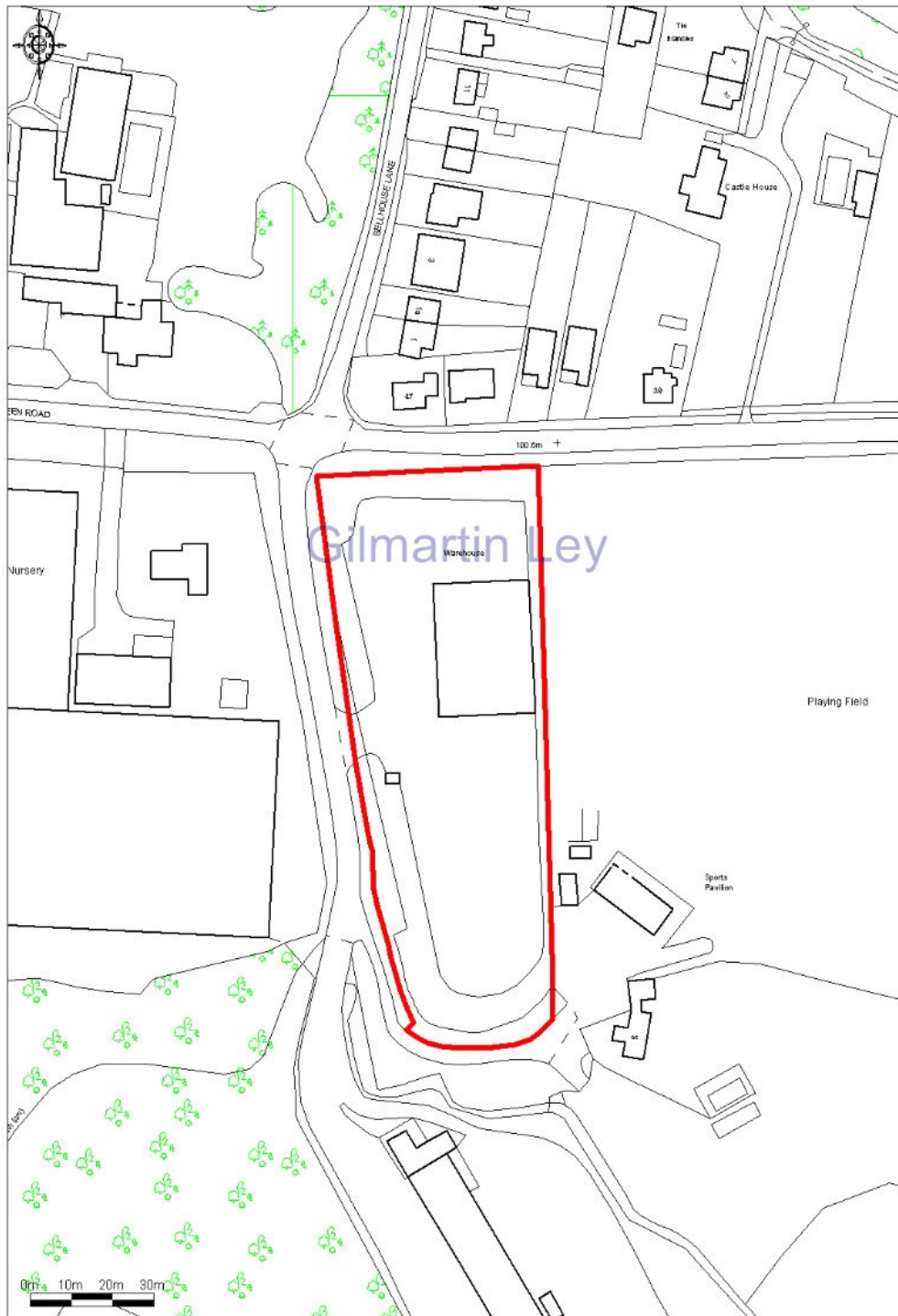


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Property Investment and Development Consultants
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Chartered Surveyors and Estate Managers
Property Experts for North London

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