

17 Derwent Parade, South Ockendon

RM15 5EF



## To Let

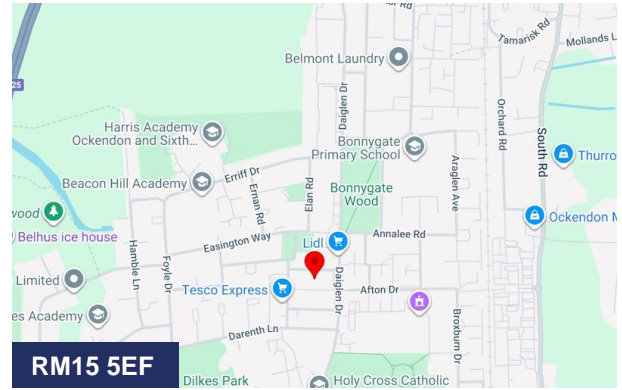
2,514 sq ft  
(233.56 sq m)

## Large Class E Retail Unit

- Prominent Position
- Neighbourhood Shopping Centre
- Suitable for a variety of Class E Uses
- Customer Parking
- Rear Goods Loading

## Location

South Ockendon lies within the Thurrock unitary authority approximately 18 miles east of central London. It lies to the north of the A13, which provides access to central London to the west and the M25 at junction 30 (Mar Dyke Interchange). Ockendon railway station provides rail links to London Fenchurch Street via Upminster and numerous bus routes serve the area. The properties form part of an established shopping precinct which also includes Derry Avenue Parade and Daiglen Drive Parade. Nearby major retailers occupiers include Lidl and Tesco Express.



## Description

A prominent local shopping mid-terraced retail unit which includes wc's, kitchen and stores together with rear goods loading.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales Area	2,170	201.60
WC's	166	15.42
Kitchen	119	11.06
Store	59	5.48
<b>Total</b>	<b>2,514</b>	<b>233.56</b>



## Terms

The unit is available on a new full repairing and insuring lease on terms to be agreed.

## Rent

Upon application.

## Service Charge/Building Insurance

Upon application.

## Planning/Use

The property falls into Use Class E.

## Legal Costs

Each party to bear their own

## AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

### Summary

Available Size	2,514 sq ft
Rates Payable	£8,732.50 per annum
Rateable Value	£17,500
VAT	Not applicable
EPC Rating	D (84)

### Viewing & Further Information

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