



## To Let

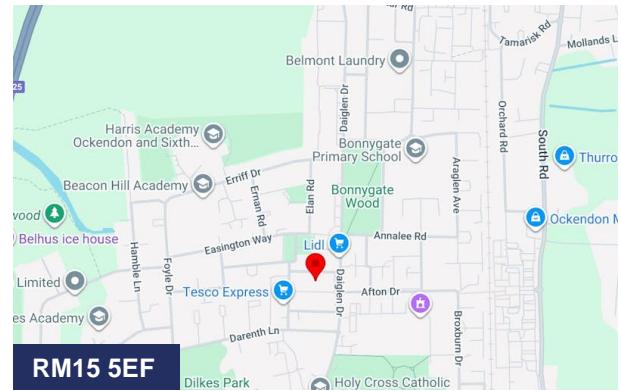
1,300 sq ft  
(120.77 sq m)

### Prominent Class E Retail Unit

- Corner Position
- Return Frontage
- Suitable for a variety of Class E Uses
- Customer Parking
- Neighbourhood Shopping Centre

## 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 ground floor retail unit occupying a prominent corner position. The unit is currently partitioned and includes a single WC. Goods loading is to the rear.



## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,300	120.77
<b>Total</b>	<b>1,300</b>	<b>120.77</b>

## Terms

The unit is available on new lease terms to be agreed.

## Rent

Upon application



## Service Charge/Building Insurance

Costs upon application

## Planning & Use

The property falls within Use Class E.

## Vat

To be confirmed

## 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	1,300 sq ft
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
Service Charge	A service charge is payable. Details upon application.
EPC Rating	E (120)

### Viewing & Further Information

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