



Unit 5b Bridgeview Est, 799 London Road, RM20  
3LH



**UNDER OFFER**

**INDUSTRIAL UNIT**

**1,752 Sq Ft - 162.8 Sq M**

Situated within an established industrial estate along London Road, which connects to the A13 at Junctions 30/31 of the M25. Chafford Hundred Train Station is located about 2 miles away, offering a service to London (Fenchurch Street) in approximately 33 minutes. The Lakeside shopping center is also nearby.

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## DESCRIPTION

An industrial/warehouse unit featuring a concrete frame with metal-clad exterior elevations. The front includes an electric roller shutter loading door along with a pedestrian entrance for access. Internally, there are toilets and basic office spaces located at the front, as well as a storeroom. Sodium lights are installed beneath the metal-clad roof, which offers a maximum height of approximately 6.1 meters.

Externally, there are four double-parking spaces within a palisade-fenced and gated forecourt.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, the approximate Gross internal Floor Area is as follows:

	Sq ft	Sq m
Unit	1,752 Sq Ft	162.8 Sq M

## PLANNING

Whilst we have not made specific enquiries of the Local Authority, the property is located within an established Industrial Estate.

## FIGURES

**£30,000 (Guide Price)**

## BUSINESS RATES

The Rateable Value (2023) is £19,500


## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E, expiring 14/06/2031.

## GENERAL

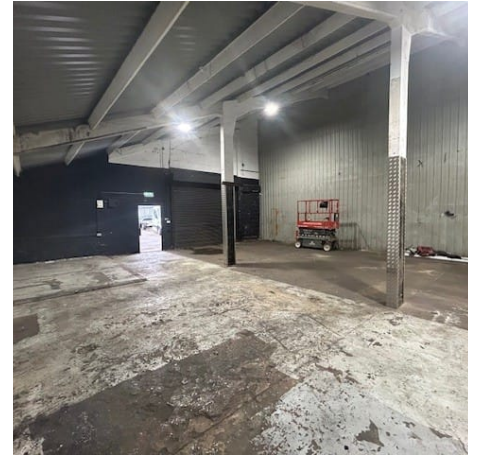
We hope the above is self-explanatory, although, should anything further be required, please contact the writer

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