

# OPERATIONAL YARD TO LET NEAR THEYDON BOIS, EPPING, ESSEX



Hardstanding yard available to let in plots of 12,000 sq ft upwards (total 1.7 acres to let) on a secure semi-rural site near Epping with good M25 and M11 access.

The site is accessed via Hobbs Cross Road and benefits from an unrestricted 24/7 use. Use class obtained is B2/B8 for storage and distribution with the landlord open to other uses upon negotiation.

The site benefits from electric security gate and CCTV throughout. Shared welfare facilities are available on site with electric, power and sewerage also available to individual plots for tenants to install their own facilities.

There is a variety of warehousing and yard options on this site, please enquire directly for more information.



**Theydon Business  
Park, Epping**



**From 12,000 sqft**



**From £3 psf pa**



**HKC10151**

## Key Features:

- 24/7 access
- B2/B8 use class
- Full services provided
- Long-term lease

## LOCATION

The unit is located on Hobbs Cross Road, Theydon Garnon with good road links to Waltham Abbey, Epping, Theydon Bois and onwards into London.

## TERMS

Three years minimum term.

## RENT

From £3 per sq ft per annum for hardstanding. 12,000 sq ft is £3,000 per calendar month. If concrete yard is required this would be from £4 per sq ft per annum.

## DEPOSIT

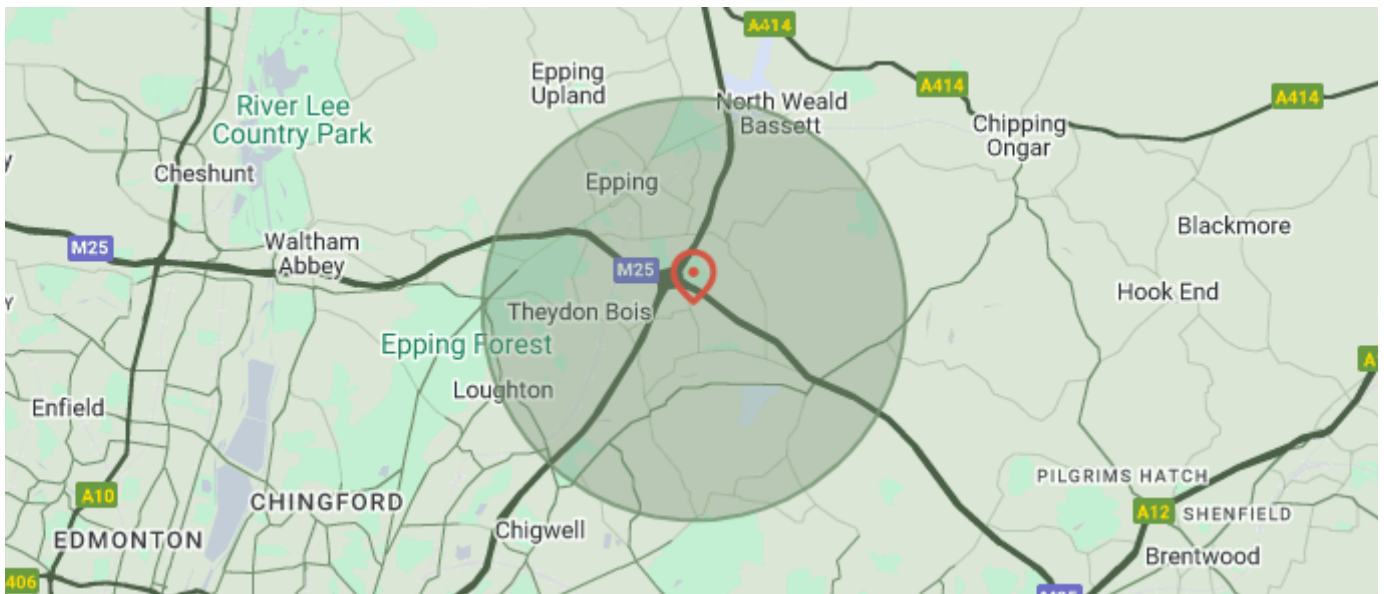
To be negotiated with the landlord directly.

## VIEWINGS

Strictly by appointment only.

## ENQUIRIES

Howie, Kent & Co.



# CONTACT

## Essex

Wicks Manor, Witham Road  
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Opening Hours  
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## Shropshire

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**HOWIE  
KENT  
& CO**