



## Unit , Star Industrial Estate, St. Johns Road, Chadwell St. Mary, Grays

**£90,000 pa**

**LET**

Ali & Co are delighted to offer this great size open yard with secure gating.  
Located in a prime industrial estate Chadwell St Mary.

Access to A13/M25 | Accessible utilities | Available Now | Large Yard | Long Term Lease | Parking | Secure Gated Yard | .78 Acres |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## Large Yard with access to utility

Ali & Co are delighted to offer this great size open yard with secure gating.

Located in a prime industrial estate Chadwell St Mary.

Access to mains water electric and sewage.

The site offers a large hardstanding yard for multiple uses.

Size – 0.78 Acre

Service Charge – budgeted water & electric

Management Fee – 6% management charge on top of rent

Business Rates – £21,250

Permitted Use of the site/building. – open storage yard – limited working hours 6am-10pm weekdays Saturday 6am -2pm no access on Sunday

Deposit: £23,333.33

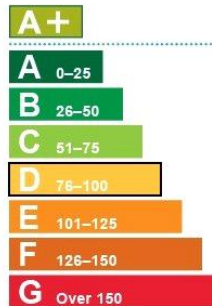






**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**86** This is how energy efficient the building is.

Less energy efficient

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.