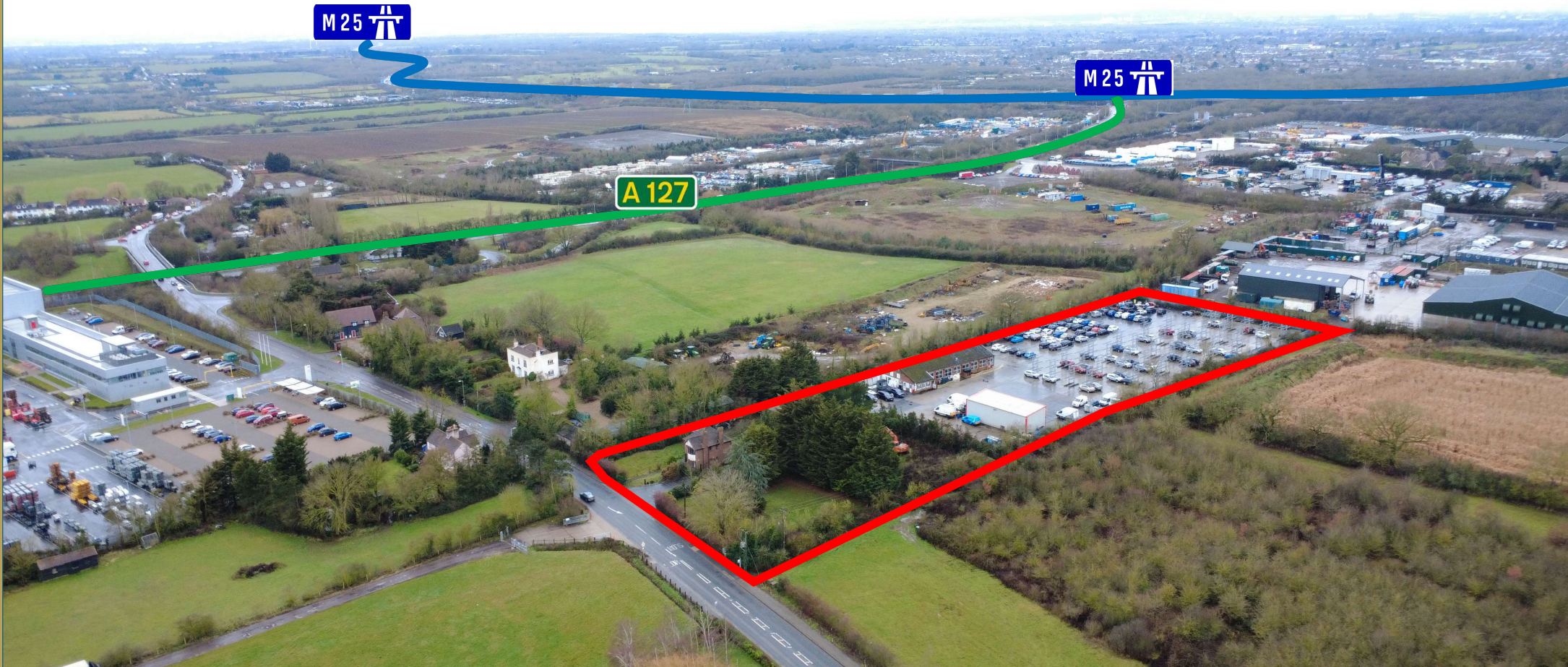


PRIME OPEN STORAGE SITE
3.27 ACRES

TO LET.

WARLEY ST • GREAT WARLEY •
BRENTWOOD • CM13 3LB

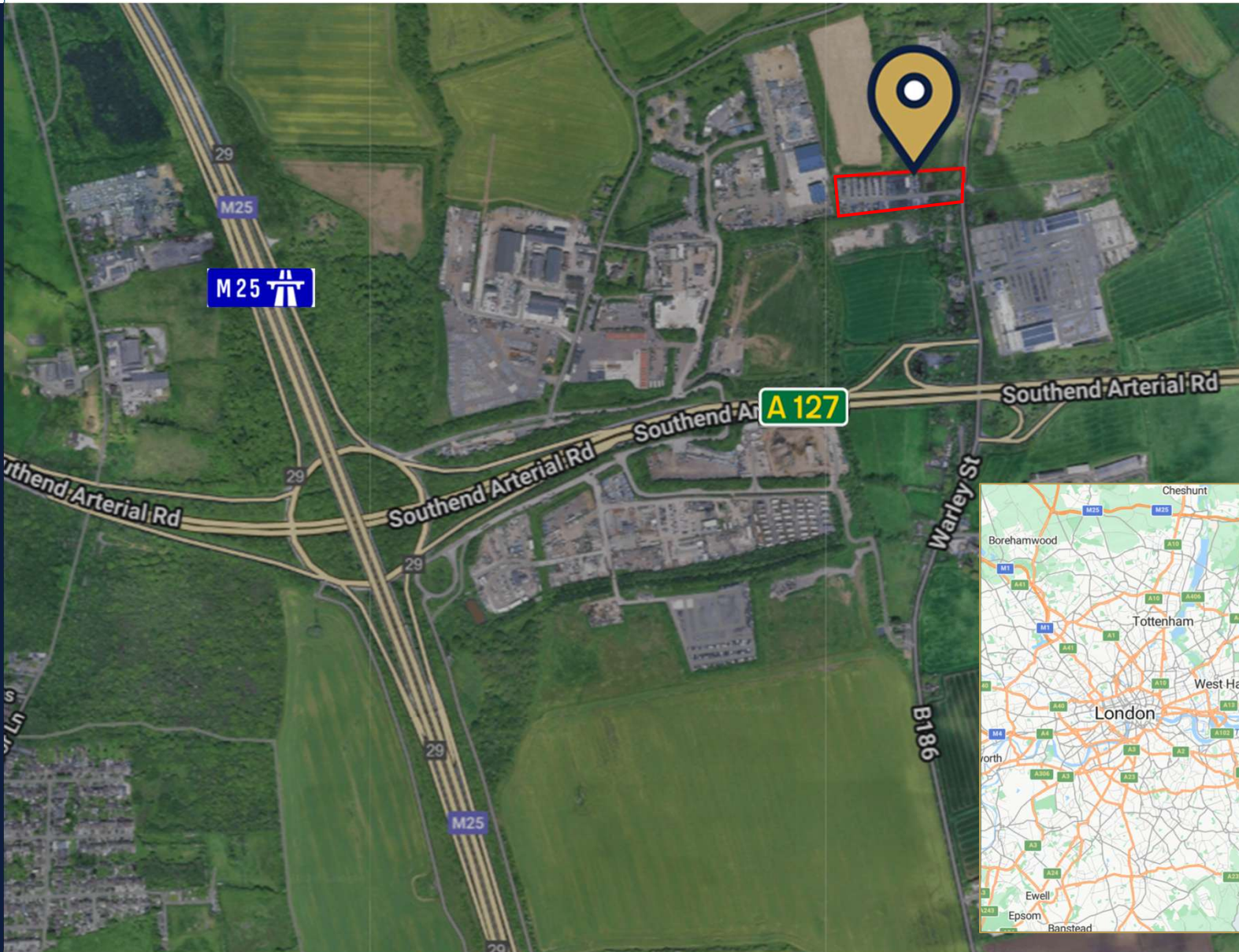


- 1 Mile from J29 of the M25 Motorway
- Excellent Road Links to London & South East
- Concrete Surfaced

- Prime Location
- Licenced Scrap Yard
- Offices & Workshops on Site



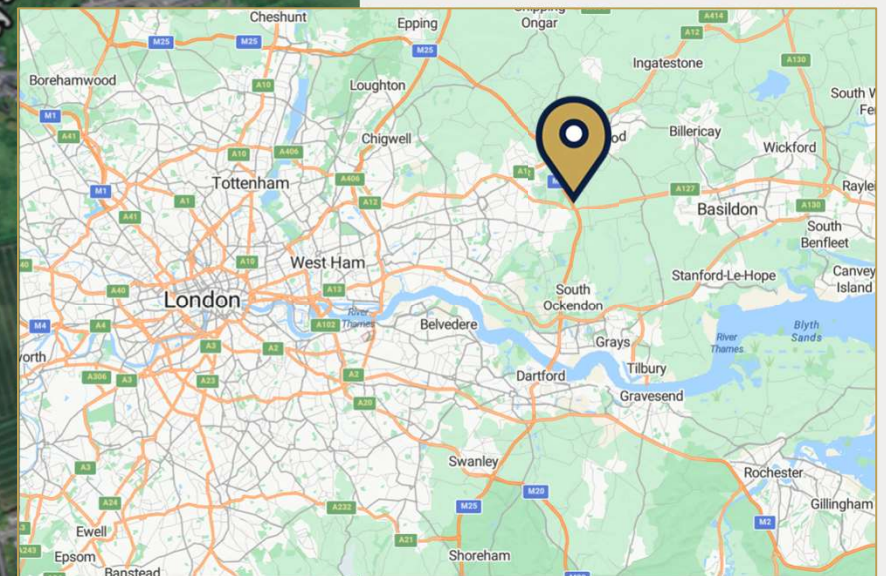
FLINT
REAL ESTATE



LOCATION

Prime location providing ready access to north or southbound access to the M25 motorway within a 1 mile drive.

The site is a substantial, strategically positioned site located on the northern side of the London arterial (A127) at its junction with the M25 (J29). This prime location offers excellent connectivity to London, Essex, and the wider Southeast, making it ideal for a range of commercial and logistics operations



SAT NAV: CM13 3LB



what3words: LEVELS.GARAGE.STANDS



DESCRIPTION

Industrial open storage site providing concrete surfaced outdoor storage with useful workshop & office areas

- Used as a scrapyard / car salvage yard – Scrap Metal Licence
- 3.27 acres in total
- Quality concrete surfaced yard with drainage
- Useful workshop / stores and offices of 5,186 Sq Ft
- Living accommodation on site via 3 bedroom house
- Fenced, gated & secure site
- Suit various B8 storage or scrap / salvage uses
- W/C and office facilities
- Living accommodation on site



ACCOMODATION

The site extends to 3.27 acres, and includes a 3 bedroom detached house, and the following building areas measured on a GIA basis:.

Unit	Sq M	Sq Ft
Workshop & Office	366.97	3,950
Small Workshop	114.84	1,236
Total	481.81	5,186



ASKING RENT

Rent on application

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

For further information, please contact the agents.

USE

We consider the site suitable for a range of B2 and B8 uses stpp.

The site benefits from rare scrap yard / breakers yard use permission and Scrap Metal Licenses. The site is currently used for vehicle storage and a scrap yard.

SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

BUSINES RATES

Ratable Value: £98,000

The units are yet to be rated. Please contact the VOA for more details.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared Jan 2026.