

## Land at Stanhope Industrial Estate, Wharf Road, Stanford-Le-Hope, Essex, SS17 0EH



- Up to 6.5 acres (2.63 hectares)
- Suitable for owner occupiers and developers
- Planning consent for industrial and open storage uses
- Approx 9 miles from M25 J30
- Neighbouring occupiers include Travis Perkins and Squibb Group
- Available Freehold or Leasehold

# Industrial / Open Storage / Development Site - For Sale / To Let

## Size

Up to 6.5 acres  
(2.63 hectares)

## Tenure

Freehold or Leasehold

## Price / Rent

Upon application

**August 2017**

## Location

Stanford-Le-Hope is situated in the county of Essex. The town is within the unitary authority of Thurrock and located 23.8 miles (38.4 km) east of Central London, 10 miles east of the M25 (J30) leading to the established industrial centre of Thurrock and 11 miles from the Queen Elizabeth Bridge. Basildon is approximately 8 miles to the north east.

The town is adjacent to the A13 dual carriageway which provides good access to the national motorway network via the M25 to the west. The property accesses the A13 via Wharf Road and the A1014 (The Manorway) of which the latter forms the main arterial route to the DP World London Gateway Deep Sea Port. Wharf Road passes under the adjacent railway line, with a height restriction of 14'9" (4.5m).

## Situation & Description

The land is versatile and is available on a leasehold basis, or by way of freehold land sales. Individual plots can be subdivided from 2.0 acres upwards.

The land is suitable for open storage, general hard standing and industrial development.

## Planning

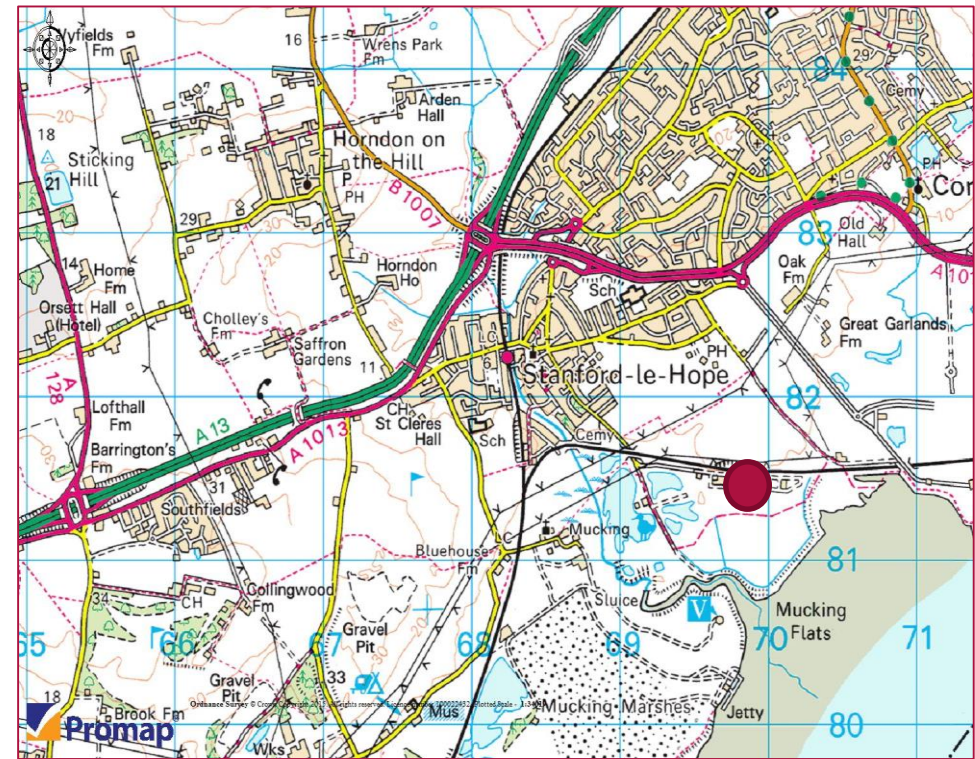
The site has previously been granted detailed planning consent for approximately 270,000 sq ft of B1(c), B2 and ancillary B1(a) and B8 uses. The site also benefits from consent for use of the land for open storage (B8 use). Copies of the relevant planning consents are available on request.

## Legal Costs

Each party to bear their own legal costs in this transaction.

## Further Information

Available on request.



## Further Information

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