



SITUATION

Located on this busy industrial estate amongst such occupiers as **GR Britton, Moorplan, Jumo, Sitech, Lesney** and many others.

The property enjoys excellent road access being just off the A414 which links with the M11 (Junction 7) some 4 miles north of the M25.

PROPERTY

A **0.45 acre site (including access road)** which is mainly cleared with the exception of a concrete plant and a portacabin (**see Note 1**).

ACCOMMODATION

Access Road

(with rights held by adjoining users) Approx. 0.11 acres

Gated Site Area

Approx. 0.34 acres

Site Area:

Approx 0.45 acres

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Site

The Surveyors dealing with this property are
MATTHEW BERGER and **JONATHAN ROSS**

Note 1: The purchasers will be required to remove the concrete plant works within 6 months from completion although it is anticipated any costs involved would be offset by the value of scrap material.

Note 2: The adjoining occupiers have rights of access only over the approach road, but there is currently approximately 12 unauthorised car spaces used by adjoining occupiers without the vendor's permission.

Note 3: Completion shall take place on Friday 21st December 2012.



VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts