

TO LET

Refurbished Industrial / Warehouse Unit
3,377 sq. ft. (314 m²)

UNIT 22B, BAKERS COURT

Paycocke Road, Basildon, Essex, SS14 3EH



- Front Loading Roller Shutter Access
- Minimum Eaves Height 4.8 Metres
- 10 Car Parking Spaces
- Newly Decorated

- Forklift Charging Point
- Maximum Eaves Height 6.8 Metres
- Newly Painted Floor
- Single Phase Electricity

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The unit is located to the rear of Bakers Court. Bakers Court is a multi-let trade counter/industrial estate, being at the corner of the busy junction of Paycocke Road and East Mayne to the north east of Basildon Town Centre, in close proximity to the A127 junction. Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.



DESCRIPTION

The available accommodation comprises refurbished single storey industrial/warehouse unit of steel framed construction with elevations of brick, block and profiled steel cladding, with a pitched, lined corrugated roof over, incorporating roof lights and providing good natural lighting. Unit 22B benefits from a front loading roller shutter providing access to the open bay warehouse, with an inset personal door, high bay sodium lighting, W/C, forklift charging point, single phase power. Externally, 10 allocated parking bays are provided.



ACCOMMODATION

Total 3,377 sq. ft. (314 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

New full repairing and insuring lease for a term to be agreed.

RENT

£40,524 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £24,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £11,976.

SERVICE CHARGE

A service charge is applicable for the maintenance of the common parts of the estate. Full details on application.

EPC

C-70.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ashley Pearson

Tel: 01268 290298 / 07813 973113

Email: ashley.pearson@kemsley.com

Ref: AB2222



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