

Unit 2, Hemmells

LAINDON, BASILDON, ESSEX, SS15 6ED

TO LET



KEY HIGHLIGHTS

- 14,272 ft²
- Modern Warehouse



LOCATION

Unit 2 Hemmells Park is situated on the Hemmells, which forms part of Laindon North Industrial Area and is located immediately to the south of the Southend to London carriageway of the A127, close to the junction with Laindon High Road.

The development is just a short distance to the west of Basildon Town Centre and the A127 links up with Junction 29 of the M25 Motorway within 6 miles or so to the west.

DESCRIPTION

The unit is constructed of a steel portal frame with a mixture of mainly metal profile clad walls, although, some with part brick and block work with reinforced concrete floors to the warehousing and metal profile roofs with roof lights.

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ACCOMMODATION

Approximate average gross internal floor area to be measured and properly checked

Approx. GIA 14,272 sq ft (1,326 sq m)

SERVICES

We understand that main electricity and water are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

NB: None of the services have been tested and it is the responsibility of the proposed tenant to fully satisfy themselves as to operation/condition.

TERMS & TENURE

The unit is available on a new full repairing and insuring lease on terms to be agreed with periodic upward only rent reviews, subject to contract and formal lease.

RENT

£12.00 per sq ft, exclusive of rates, service charge, all other outgoings and exclusive of VAT, subject to contract.

VAT

We understand that VAT will be payable on the rent at the prevailing rate.

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction

SERVICE CHARGE

We understand that there will be a service charge payable for the maintenance of the common parts of the estate, further details available on request.



RATING

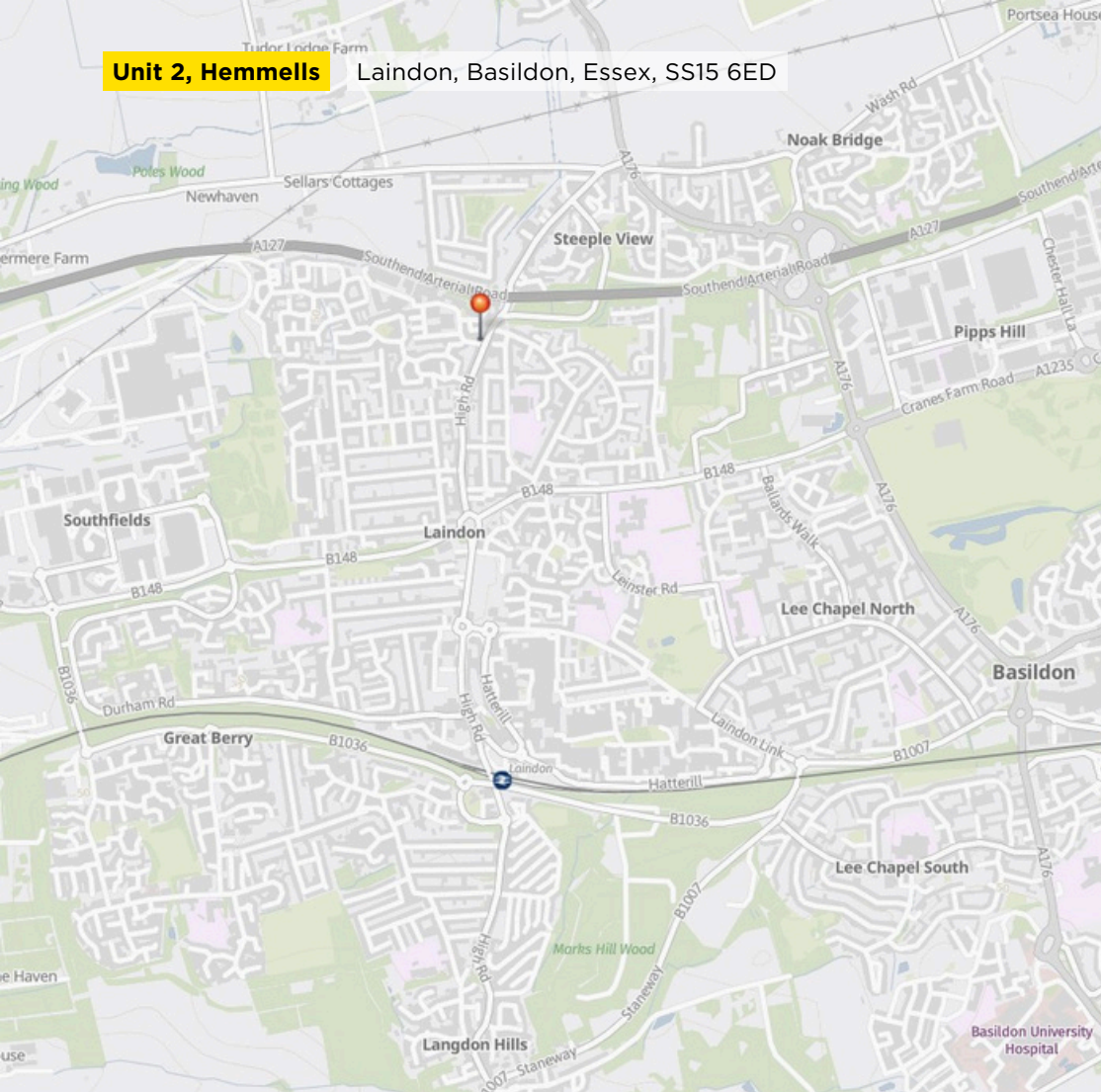
We are advised of the following: RV £78,000,

LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs.

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