

FOR SALE / TO LET

Self-Contained Site of 1 Acre
with Two Bay Workshop Unit & Two
Storey Office 5,775 sq. ft G.I.A.

EASTLON HOUSE

Harvey Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1DF



- Two Storey Double Glazed & Air-Conditioned Offices
- Two Electrically Operated Level Access Loading Doors
- Concrete Hardstanding
- Established Business Location

- Two Storey Workshop
- Secure Gated Yard
- Two Access Gates
- Self-Contained 1 Acre Site

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The property fronts Harvey Road within the established and popular Burnt Mills Industrial Estate, only approximately 1.4 miles south of the A127. The M25 is approximately 10.8 miles distant. Basildon c2c is less than approximately 4 miles away and provides a service to London (Fenchurch Street) in approximately 35 minutes.

DESCRIPTION

Self Contained yard on a hardstanding of approximately 1 acres with detached two storey two bay workshop unit & detached two storey office building. The offices are arranged to provide several offices over two floors, with kitchen & W/C'. The workshop unit is accessed via two full height electrically operated loading doors. There is a concrete first floor providing storage with loading area, secure room, staff area and works toilets. The yard is regular shaped, concreted, palisade fenced with two gated access points.

ACCOMMODATION

Two Storey Offices	1,344 sq. ft. (125 m ²)
Two Storey Unit	4,254 sq. ft. (395 m ²)
Site Offices (x2)	177 sq. ft. (16 m ²)
Total Gross Internal Area	5,775 sq. ft. (536 m ²)
Total Site Area	1 Acre (0.4 Hectares)

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

TENURE

To be let on a new full repairing and insuring lease for a term to be agreed.

PRICE/RENT

£3,000,000 Offers in Excess of/£170,000 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 Office Agency, we believe the rateable value to be £71,000 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £39,405.

SERVICE CHARGE

Service charge not applicable.

EPC

The property has an EPC rating of D.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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