

# TO LET

## Modern Industrial / Warehouse Unit With Offices

35,209 sq. ft. (3,271 m<sup>2</sup>)  
On 1.98 Acre Site

## INTERNATIONAL HOUSE

Endeavour Drive, Festival Business Park, Basildon, Essex, SS14 3WF



- Five Level Access Loading Doors
- Pedestrian Lift To First Floor
- Ample Designated Parking

- Minimum Eaves Height 6.1m Rising To 7.3m Maximum
- Heated, Cooled And Carpeted Office Areas
- Secure Rear Yard With Depth of 49.5m

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



### LOCATION

Located at Festival Business Park, Endeavour Drive Basildon. Basildon 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 with direct links to Junctions 29 & 30 of the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides regular services to London Fenchurch Street.

### DESCRIPTION

A detached unit situated on self-contained 1.98 acre site arranged to provide a modern warehouse of steel portal frame construction with brick/block and profile metal clad elevations, with 2 storey offices and ancillary accommodation. The warehouse is accessed from the rear via 5 level access roller shutter doors, via a secure gated yard area, with separate staff car parking to the front of the site.

### ACCOMMODATION

Ground Floor Warehouse	17,999 sq. ft. (1,672 m <sup>2</sup> )
Ground Floor Office/Ancillary	8,498 sq. ft. (789 m <sup>2</sup> )
<b>Ground Floor Total</b>	<b>26,497 sq. ft. (2,462 m<sup>2</sup>)</b>
First Floor Office	8,712 sq. ft. (809 m <sup>2</sup> )
<b>Total Building Area</b>	<b>35,209 sq. ft. (3,271 m<sup>2</sup>)</b>

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

### TENURE

The property is available on a leasehold basis, further detail upon application.

### RENT

£457,700 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 £335,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £182,910.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

The EPC has expired and will be commissioned.

### LEGAL FEES

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

### CONTACT

Strictly by appointment via sole agents:

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