

TO LET

Modern Warehouse Unit with Offices Plus Secure Yard

26,921 sq. ft. (2,501 m²)

UNIT 4 JUNIPER WEST

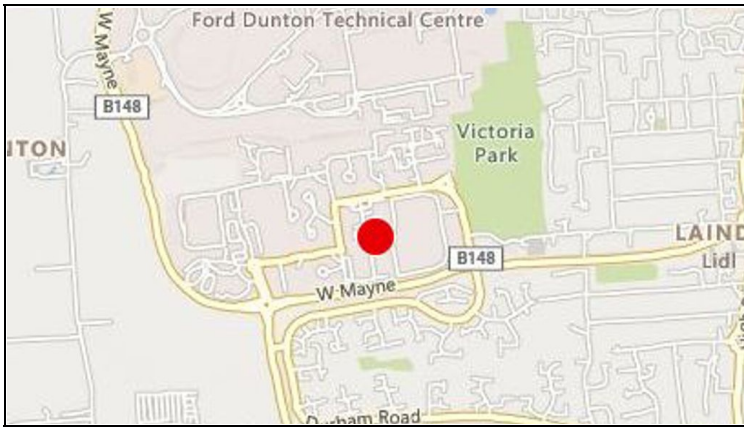
Fenton Way, Southfields Business Park, Laindon, Essex, SS15 6SJ



- 1.33 Acre Total Site Area
- Two Storey Office Accommodation
- Two Storey Mezzanine Storage (Can be Removed)
- Secure Yard
- 46% Site Coverage
- Two Level Access Roller Shutters
- Separate Car Park
- Lease For Assignment

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PROPERTY CONSULTANTS

01268 532425
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LOCATION

Laidon is situated approximately 30 miles to the east of central London and 2 miles to the north west of Basildon, accessed via the A127 Arterial Road and A13 trunk road, which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Laidon has a main line railway station providing regular services to the City. Juniper is strategically located within the heart of the Southfields Industrial Area, a major commercial centre in South Essex.

DESCRIPTION

Detached industrial/warehouse unit fronted by two storey office accommodation. Two storage mezzanines have been added to the warehouse, but could be removed. Excluding the mezzanines, the clear span of the roof is 8 metres. Externally, the building provides a secure yard plus car parking for approximately 40 vehicles, and benefits from a large forecourt area for loading/unloading with two level access loading doors.

ACCOMMODATION

Warehouse	23,691 sq. ft. (2,201 m ²)
Office	3,229 sq. ft. (300 m ²)
First Floor Office	3,229 sq. ft. (300 m ²)
Mezzanine Office	2,002 sq. ft. (186 m ²)
Mezzanine Storage	18,460 sq. ft. (1,715 m ²)
Second Floor Mezz Storage	16,785 sq. ft. (1,559 m ²)
Total Site Area	1.33 Acres (0.54 Hectares)

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

TENURE

Passing Rent £260,000 per annum, exclusive, rising to £265,000 per annum, exclusive on 24th May 2026.

AGENTS NOTE

The property has suffered from subsidence, as a result of heave, which is being monitored.

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 £205,000 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £113,775.

LEASE

The property is available on a leasehold basis by way of sub-letting or assignment. The current lease expires on the 23rd May 2032. If a longer term is required, there is also the option a new lease being granted, subject to the simultaneous surrender and grant of a new lease, to a party of acceptable standing to the landlord.

BREAK CLAUSE

There is a Tenant only break clause on 24 March 2027, subject to 9 month prior written notice.

EPC

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REPAIRING LIABILITIES

The Tenant's repairing liabilities are limited by a Schedule of Condition and a "Heave Liability Cap".

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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Ref: AB2857



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