

TO LET

Refurbished Industrial/Warehouse Unit With Two Roller Shutters

7,562 sq. ft. (703 m²)

UNITS 12, 13 & 14, BAKERS COURT

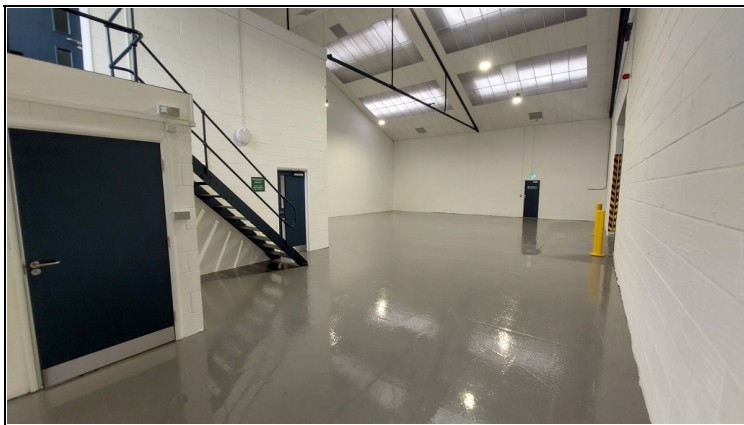
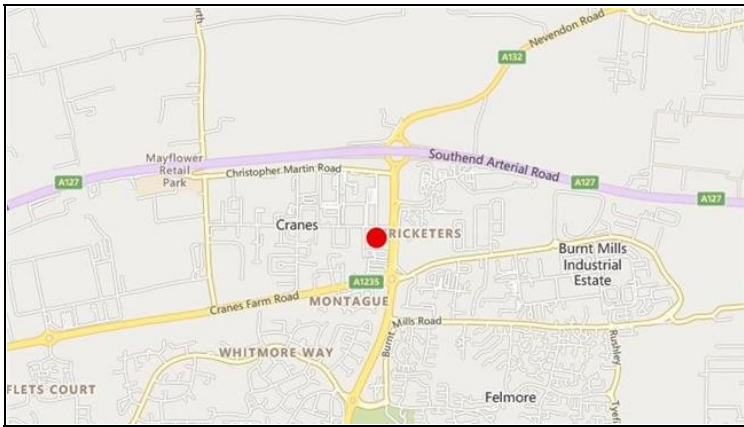
Paycocke Road, Basildon, Essex, SS14 3EH



- Fully Refurbished
- Ground & First Floor Office
- Air Conditioning (to Offices)
- Three Interconnected Units
- Two Front Loading Roller Shutters
- Three Phase Power
- W/C Facilities
- 6 Allocated Parking Bays

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

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 mainline railway station provides services to London Fenchurch Street.

DESCRIPTION

Newly refurbished 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, with natural lighting. The property is arranged as three interconnected units providing two front loading two roller shutters, with ground and first floor office, plus W/C facilities., and three phase power. Externally, 6 allocated parking bays are provided.

ACCOMMODATION

Ground Floor	7,187 sq. ft. (668 m ²)
First Floor Office	380 sq. ft. (35 m ²)
Total	7,562 sq. ft. (703 m²)

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

£94,525 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 £54,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £26,946.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B.

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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