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**FREEHOLDS FOR SALE
2 LIGHT INDUSTRIAL UNITS/WORKSHOPS
2,566sq.ft. (238.45m²) & 2,590sq.ft. (240.71m²)**



6-8 HOWARD CHASE, BASILDON, SS14 3BE

DESCRIPTION

These two independent units are of brick construction with own facilities and loading bays and are linked by an opening in the party wall. Eaves height is 3.39m. There is parking to the front for three cars in total and communal parking on the estate to the rear. The premises are ideally located being close to the A127 and also have easy access to the A13 leading to Central London, M25 and the Dartford Crossing. The Basildon Festival Park with its many outlets is also nearby.

ACCOMMODATION briefly comprises:

Unit No. 6

- ❖ MAIN WORKSHOP – 1,672sq.ft. (155.4m²)
- ❖ TOILET AREA/STORE – 177sq.ft. (16.43m²)
- ❖ LOADING BAY – 523sq.ft. (48.6m²) with roller shutter 3m wide x 2.9m high and sloping steel roof 3.2m high
- ❖ ENTRANCE LOBBY – 26sq.ft. (2.37m²)
- ❖ FRONT OFFICE – 169sq.ft. (15.66m²)
- ❖ OUTSIDE STORAGE – 9.35m wide x 4.8m deep

Unit No. 8

- ❖ MAIN WORKSHOP – 1,674sq.ft. (155.58m²)
- ❖ TOILET AREA/STORE – 208sq.ft. (19.35m²)
- ❖ LOADING BAY – 520sq.ft. (48.3m²) with roller shutter 3m wide x 2.9m high and sloping steel roof – 3.2m high
- ❖ ENTRANCE LOBBY – 29sq.ft. (2.69m²)
- ❖ FRONT OFFICE – 159sq.ft. (14.8m²)
- ❖ OUTSIDE STORAGE – 8.6m wide x 5.45m deep

SERVICE CHARGE

To be advised.

RATING

We are informed by the Valuation Agency website that the current rateable value is £39,750 for both Unit No. 6 and Unit No. 8 combined. Interested parties should make their own enquiries of the Valuation Agency if they require the units to be independently valued for rating purposes.

VIEWING

By appointment through H. C. Blake & Company.

PRICE: £695,000 FREEHOLD for the two units combined



