

**FOR SALE**

**Industrial / Warehouse Unit  
With Office**

3,402 sq. ft. (316 m<sup>2</sup>)

**25 BUCKWINS SQUARE**

Burnt Mills Industrial Estate, Basildon, Essex, SS13 1BJ

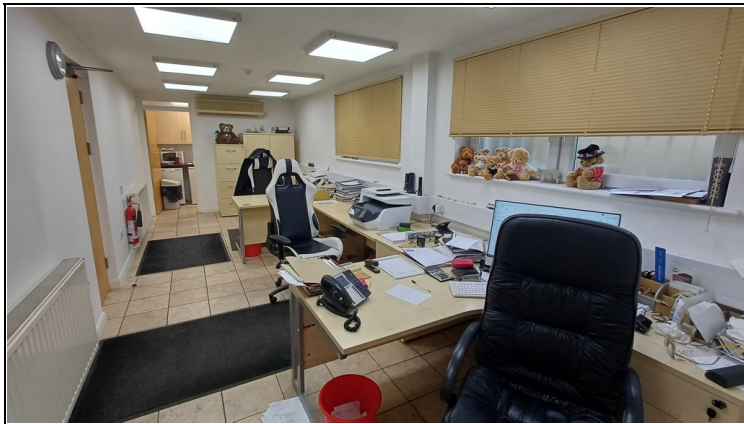
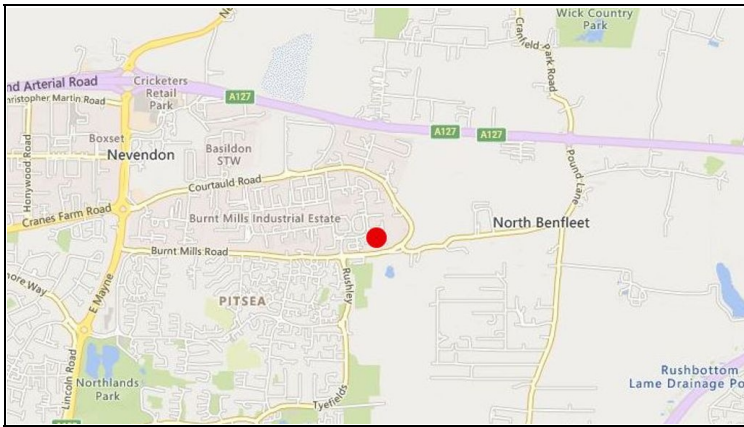


- Open Bay Warehouse
- Ground & First Floor Office
- Three WCs
- Level Access Loading Door

- 3.6m Clear Span Rising To 6.7m
- Kitchen
- Shower
- Car Park

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://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 main line railway station provides services to London Fenchurch Street.

## DESCRIPTION

Industrial/warehouse unit constructed of steel portal frame with concrete block walls, externally clad in profiled metal sheeting underneath a pitched roof. The unit is arranged to provide open bay warehouse space with level access loading door, small ground floor & first floor office, plus kitchen. A shower is provided plus three WC's. Externally, the unit benefits from its own small car park area to the front, and loading area.

## ACCOMMODATION

Ground Floor	3,144 sq. ft. (292 m <sup>2</sup> )
First Floor Office	258 sq. ft. (24 m <sup>2</sup> )
<b>Total</b>	<b>3,402 sq. ft. (316 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 upon both a leasehold and freehold basis, further detail upon application.

## PRICE

£550,000 Freehold.

## 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 £24,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £11,976.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of D.

## 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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