



Premises and Site - Alcakila, 1 Bells Hill Road, Basildon, SS16 5LD

Office / Store and flat surfaced land close to Basildon

- Just off A13 with easy access to M25 orbital motorway
- Suitable for a variety of uses (subject to necessary consents)
- Lease up to 5 years
- Office / Store with part surfaced flat land
- Secured site with perimeter fencing

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Summary

Available Size	5,977.73 sq ft
Rent	£20,000 per annum exclusive
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The site houses a single storey office on a rectangular flat piece of land with the perimeter boundary protected from timber fence surround.

The part timber / brick building has the benefit of electric, water connection, including a fitted WC.

Location

The site is located just off the A13 (Eastbound carriageway) closeby to the Stanford-le-hope Bypass at the junction with Bell Hills Road.

Directly opposite to the entrance of the subject site, is located The Five Bells Harvestor's restaurant.

Bells Hill Road heading northwards connects to the A176 and still heading north leads towards Basildon Town Centre approximately 2.7m distance and the A127.

Alternatively if travelling in the opposite direction along Bells Hill Road, there is easy access to reconnect onto the A13 and head in an easterly direction towards Rayleigh or in a westerly direction along the A13 towards South Ockendon and connect with the orbital M25 approximately 10m distance. Southend Aiport lies 12.4 miles east from the subject site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Site Area	5,977.73	555.35	Available
Ground - Office Area	575	53.42	Available
Total	6,552.73	608.77	

Viewings

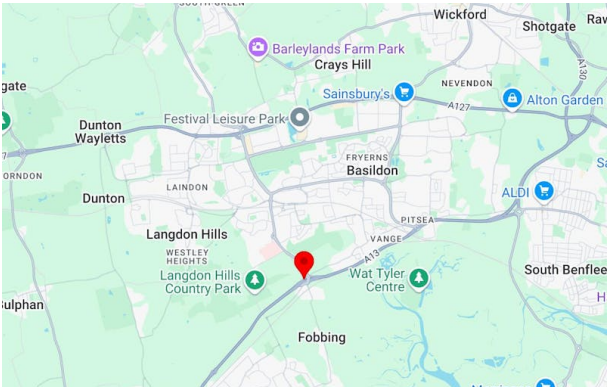
Strictly by appointment only via the sole agent, Dobbin and Sullivan

Lease

A new full repairing and insuring lease for a term to be agreed for a term of 5 years outside the Landlord and Tenant Act.

Legal costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of



Viewing & Further Information

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