

TO LET

Industrial / Warehouse Unit

1,300 sq. ft. (121 m²)

UNIT 8, JOSSELIN COURT

Josselin Road, Wollaston Industrial Estate, Basildon, Essex, SS13 1QF

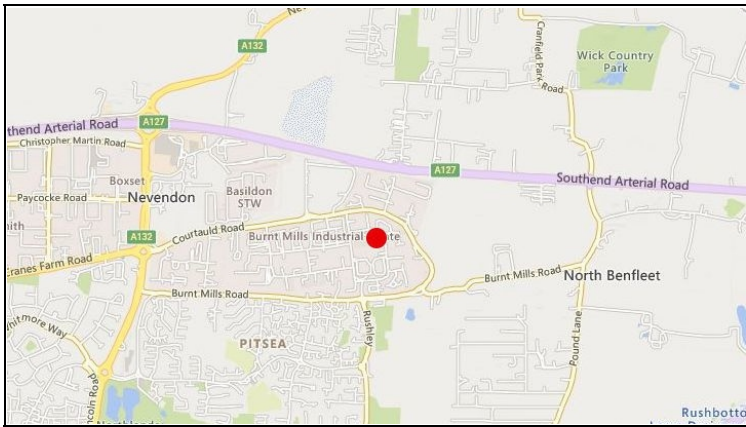


- Warehouse/Workshop
- W/C Facilities
- Translucent Roof Panels

- Roller Shutter Access Door
- On-Site Car Parking
- Established Business Location

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Josselin Court industrial estate comprises a number of units situated within the well-established Burnt Mills Industrial area. The estate benefits from good road access to the A127 via Courtauld Road East Mayne (A132) and A13 via Courtauld Road/Burnt Mills Road/Pound Lane/London Road. 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

The available accommodation comprises a single storey mid-terrace industrial/warehouse unit of steel portal frame construction benefiting from roller shutter door, three phase power and WC. On-site car parking is provided.

ACCOMMODATION

Total **1,300 sq. ft. (121 m²)**

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

TENURE

The premises are available upon new lease terms, further details upon application.

RENT

£20,500 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 £12,250 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £6,112.75. We believe that small business rate relief may therefore be available and interested parties are advised to contact Basildon Council's Rates Department for verification of actual rates payable, if any.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

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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