

TO LET

Mid Terraced Industrial Premises

2,595 sq. ft. (241 m²)

UNIT 8, BOWLERS CROFT

Basildon, Essex, SS14 3DX

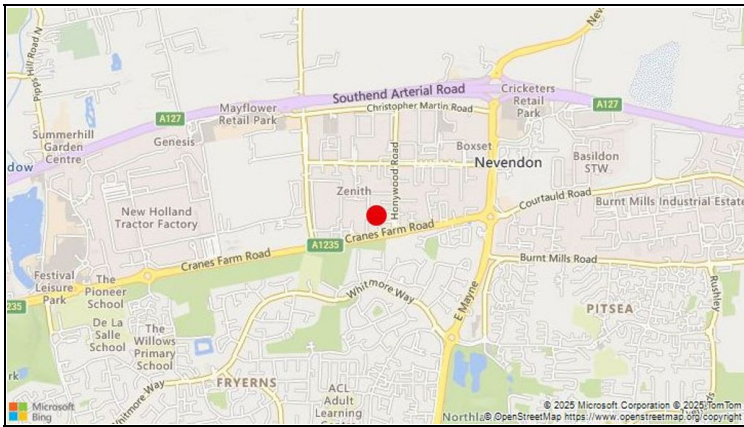


- New Lease Available
- Offices To Front
- On Site Parking Available

- Well Established Industrial Estate
- Rear Roller Shutter Access
- 3 Phase Power

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 main line railway station provides services to London Fenchurch Street.

DESCRIPTION

The property occupies a central position on the well established Bowlers Croft estate. It comprises a mid-terraced industrial premises offering two office areas, kitchen and WC facilities and a large open workshop area. An extension has been added to the rear, enclosing what would once have been an external yard area, but now provides an additional workspace, spray booth with roller shutter access. Parking is available on the estate on a first come first serve basis.

ACCOMMODATION

Total 2,595 sq. ft. (241 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

£29,000 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 Office Agency, we believe the Rateable Value to be £18,750 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £9,356.25.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Ryan Jones

Tel: 01268 290298 / 07813 973113

Email: ryan.jones@kemsley.com

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ref: AB2861



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