

INDUSTRIAL / WAREHOUSE UNIT
TO LET - 203,876 SQ FT

AVAILABLE Q4 2025

UNDERGOING EXTENSIVE REFURBISHMENT

B-link²⁰⁴

LINKED FOR EFFORTLESS CONNECTION

B-Link is a substantial industrial / warehouse facility located in the business hub of Basildon, offering an impressive 203,876 sq ft of versatile space. With an extensive refurbishment scheduled for completion in Q4 2025, B-Link will be transformed into a facility designed to meet the evolving needs of modern businesses.

B-link²⁰⁴

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FedEx

Ford

WCM

keltbray

SEALTITE SEALANTS

JWFROEHLICH

DHL

AVL

elco

ScS

M25, J29
5.9 MILES, 10 MINS

A127

CHRISTY WAY

BRAMSTON LINK

SITE ACCESS

BRAMSTON LINK

BRAMSTON WAY

BUXTON LINK

B

link²⁰⁴

B-link²⁰⁴



REFURBISHMENT

An extensive refurbishment of the property will commence Q1 2025, improving functionality and ESG credentials. Further information available on request.

Accommodation

The property has the following approximate areas (GIA):

	Sq Ft	Sq M
Warehouse	184,582	17,148
GF Office / Ancillary	13,452	1,250
FF Floor / Ancillary	5,842	543
Total	203,876	18,942



Power 525 kVA with potential to upgrade to 3MVA



Eaves Height 8 Metres



12 Dock Loading Doors



6 Level Access Loading Doors



Approx. 35m - 53m yard depth



Security Gatehouse



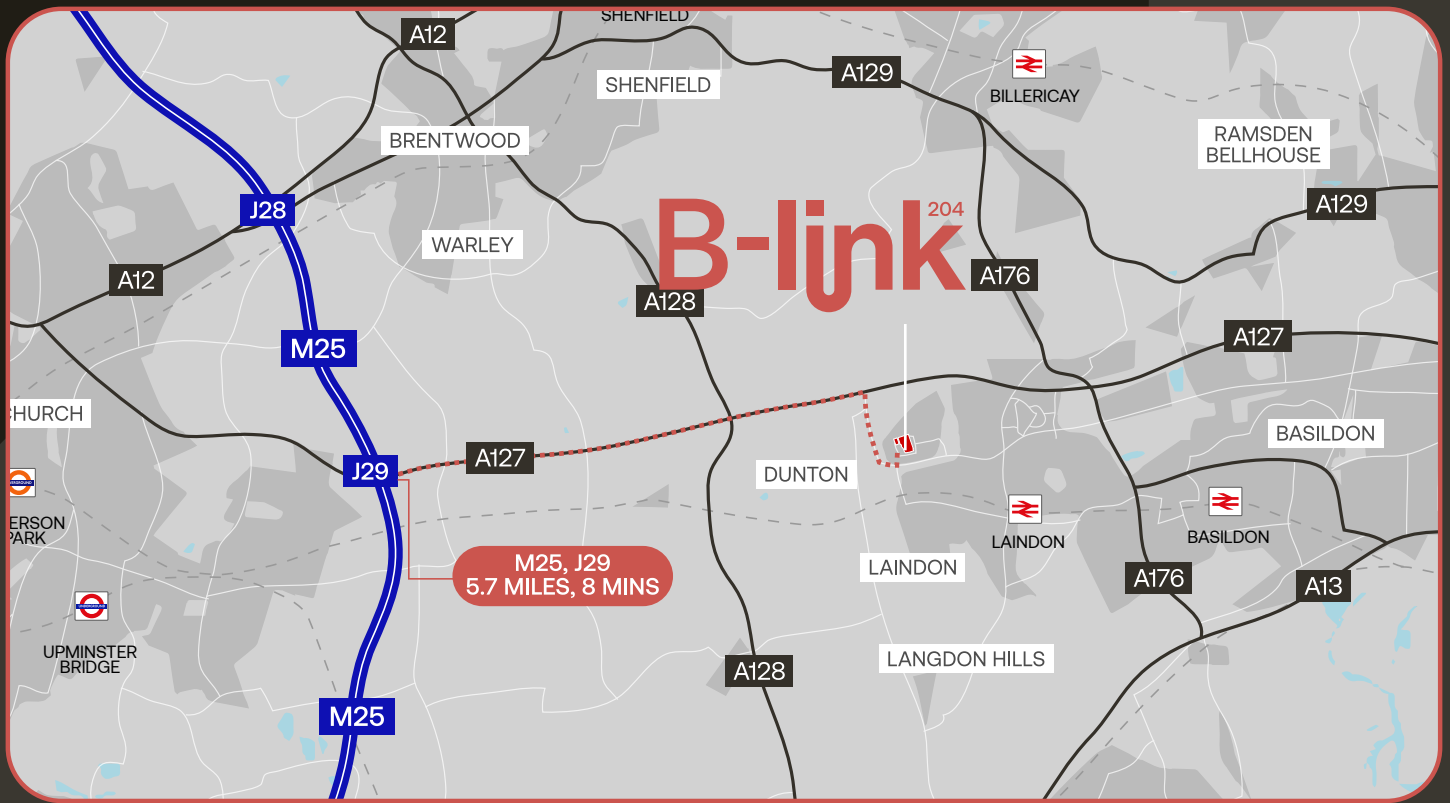
Site area 7.8 acres, plus 0.9 separate yard area



118 Car Parking Spaces



2 Storey Office Accommodation



LOCATION

B-Link is on West Mayne (B148) within Southfields Industrial Estate, Basildon's western most industrial area near the M25. West Mayne links directly to the A127, with the M25 (J29) just 5 miles west. Key neighbours include FedEx, DB Schenker, Vanguard Logistics, and the Ford Dunton R&D Centre to the north.

BUSINESS RATES

The property currently has two assessments:

Rateable Value - £295,000

Rateable Value - £880,000

Interested parties should verify the rating assessment by contacting the relevant Local Authority

A127	1.0 mile	2 mins
Laindon Railway Station	1.5 miles	5 mins
M25 (J29)	5.7 miles	7 mins
A13	4.4 miles	9 mins
London Gateway	7.9 miles	14 mins
Port of Tilbury	12.6 miles	18 mins
London Stansted Airport	34 miles	35 mins

TERMS

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed. Rent on application.

For further information please contact:

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