

UNITS TO LET

7,650 - 16,193 ft²



MODERN
INDUSTRIAL UNITS



TO BE
REBUBISHED



ACCESS TO
A127



UNIT 8



www.ipif.com/carnivalpark

INDUSTRIAL / WAREHOUSE UNITS TO LET

UNIT 7 & 8 CARNIVAL PARK

FESTIVAL WAY, BASILDON, ESSEX, SS14 3WN





LOCATION

Basildon is located in Essex 25 miles to the east of central London and 11 miles south of Chelmsford and is one of the key industrial centres in the eastern M25 region. Carnival Park is located in a prominent position adjacent to the Festival Leisure Park and with profile to the busy A1235 Cranes Farm Road. Extensive local leisure and other amenities are close by. Access is available to the A127 via the A176 Upper Mayne which connects with Junctions 29 and 30/31 of the M25 approximately 8 miles to the west.

DESCRIPTION

Unit 7 comprises a mid-terrace warehouse with ground offices, external yard and parking. Unit 8 comprises an end-terrace warehouse, with ground and first floor offices, external yard and parking.

SPECIFICATION

- Single surface level loading doors
- External yards
- Ground floor offices & first floor offices (Unit 8 only)
- 8m eaves height
- Parking spaces (7 - Unit 7 / 8 - Unit 8)

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 7	FT ²	M ²
Warehouse	6,715	623.84
GF Offices	935	86.87
Total	7,650	710.71

UNIT 8	FT ²	M ²
Warehouse	6,257	581.29
FF / GF Offices	2,286	212.38
Total	8,543	793.67



LEASE TERMS

The units are available to let on a new Full Repairing & Insuring lease for a term to be agreed.

BUSINESS RATES

Available upon request.

VIEWINGS

Strictly by appointment only.

SERVICE CHARGE

A service charge is levied for communal estate expenditure. Further details on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

TBC

On behalf of the landlord

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