

**TO LET**

**Industrial / Warehouse Unit**

3,377 sq. ft. (314 m<sup>2</sup>)

**UNIT 22B BAKERS COURT**

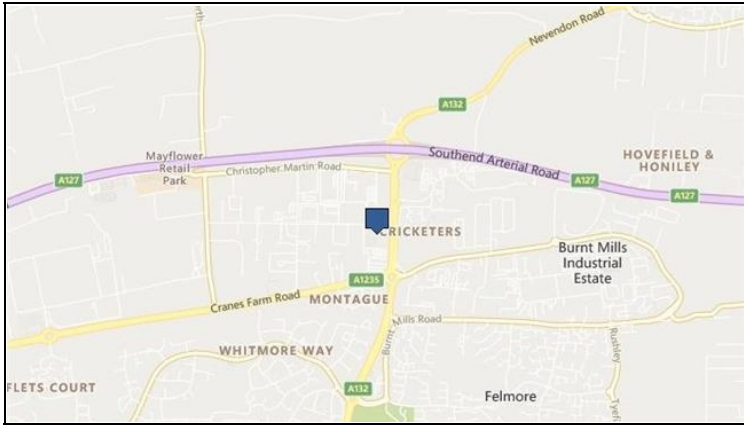
Paycocke Road, Basildon, Essex, SS14 3EH



- Roller Shutter Access
- Minimum Eaves Height 4.8 Metres
- 10 Car Parking Spaces
- Forklift Charging Point
- Maximum Eaves Height 6.8 Metres
- Newly Painted Floor

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

Bakers Court is a multi-let industrial estate which has recently undergone an extensive refurbishment programme. The estate is at the corner junction of Paycocke Road and East Mayne to the north east of Basildon town centre. Access is via Paycocke Road and the unit is located to the rear of the estate. 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

A single storey industrial unit of steel framed construction with elevations of brick, block and profiled steel cladding, with a pitched, lined corrugated roof over, incorporating roof lights, providing good natural lighting. Unit 22B benefits from roller shutter access with an inset personal door, high bay sodium lighting, W/C, forklift charging point, single phase power and a newly painted concreted floor.

#### ACCOMMODATION

**Total** **3,377 sq. ft. (314 m<sup>2</sup>)**

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

#### TENURE

New full repairing and insuring lease for a term to be agreed.

#### RENT

£35,459 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 Local Authority we are advised the premises has a rateable value of £19,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £9,730.50 for 2021/22.

#### SERVICE CHARGE

A service charge is applicable for the maintenance of the common parts of the estate. The current charge is £1,942, plus VAT, for 2020.

#### EPC

C-70.

#### 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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