

TO LET

Open Storage Yard

0.84 Acres (37,243 sq. ft.)

10/11 HERON COURT

Cranes Farm Road, Basildon, Essex, SS14 3DF

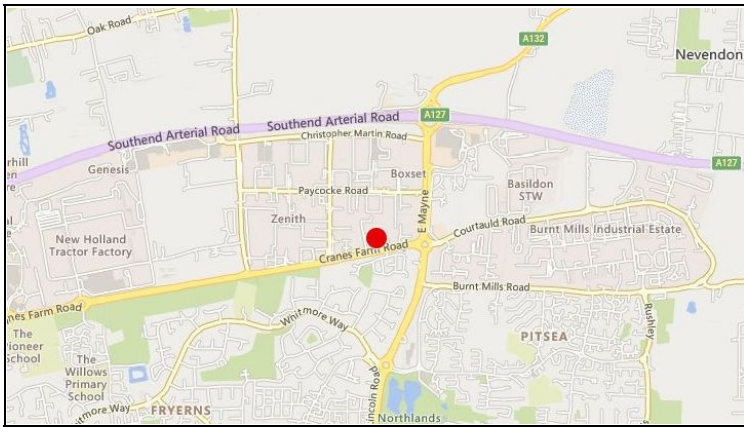


- Mostly Concreted Hard Standing
- In & Out Gates

- Palisade Gated Entrance
- Weighing Station

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PROPERTY CONSULTANTS

01268 532425
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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

Open storage yard currently being used as a parking depot. The site is self-contained with gated 'in and out' access and boundary fencing and is mostly concerted with part hardcore & road plainings to the front of the site. A small canopy warehouse has been erected on site, plus weighing station.

ACCOMMODATION

Open Storage Yard 0.84 Acres (0.34 Hectares)

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

TENURE

The property is available on a leasehold basis by way of sub-letting or assignment. The current lease expires on the 31st March 2026. There is also the option a new lease being granted, subject to the simultaneous surrender & grant of a new lease, to a party of acceptable standing to the landlord.

RENT

£120,000 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 of Agency, we believe the rateable value to be £69,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £37,674.

EPC

Not required.

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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