

TO LET

Industrial / Warehouse Unit

Approx. 3,377 Sq. Ft. (313.72 Sq. M.) G.I.A.

UNIT 22B, BAKERS COURT

Paycocke Road, Basildon, Essex, SS14 3EH

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

KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01268 532425

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, three phase power and a newly painted concreted floor.

ACCOMMODATION

Total 3,377 Sq. Ft. (313.72 Sq. M.)

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.

EPC

C-70.



RENT

£31,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

For further information on rateable value and rates payable, please contact Basildon District Council Business Rates team on 01268 533333.

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.

LEGAL FEES

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

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

David Sewell
Tel: 01268 290 299 / 07837 409 316
Email: david.sewell@kemsley.com

Ashley Pearson
Tel: 01268 290 298 / 07813 973 113
Email: ashley.pearson@kemsley.com

AB2222-01 (11.05.20)

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

