

**TO LET**

**Industrial / Warehouse Unit**

736 sq. ft. (68 m<sup>2</sup>)

## **UNIT 4, JOSSELIN COURT**

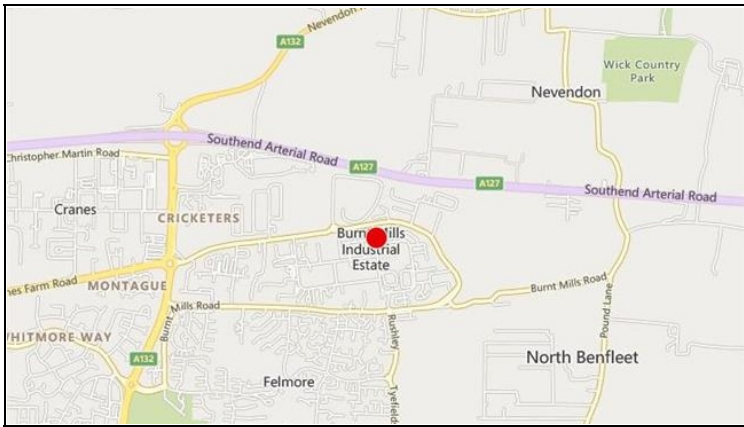
Josselin Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1QE



- Warehouse/Workshop
- W/C Facilities
- Translucent Roof Panels
- Roller Shutter Access Door
- On-Site Car Parking
- Established Business Location

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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



## 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

The available accommodation comprises a single storey end-terrace industrial / warehouse unit of steel portal frame construction benefiting from roller shutter door, three phase power and W/C. On-site car parking is provided.

## ACCOMMODATION

**Total** **736 sq. ft. (68 m<sup>2</sup>)**

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

## TENURE

The property is available on a leasehold basis, further detail upon application.

## RENT

£14,000 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 Local Authority we are advised the premises has a rateable value of £6,900. Based upon the current Uniform Business Rate we believe the rates payable amount to £3,443.10 for 2024/25. We believe that small business rate relief may therefore be available and interested parties are advised to contact Basildon Council's Rates Department for verification of actual rates payable, if any.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of D.

## 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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