

**TO LET**

**Warehouse/Showroom**

**With Office & Mezzanine Storage**

10,054 - 18,329 sq. ft. (934 - 1,703 m<sup>2</sup>)

## **UNIT 1 WOLLASTON WAY**

Wollaston Way, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1DJ



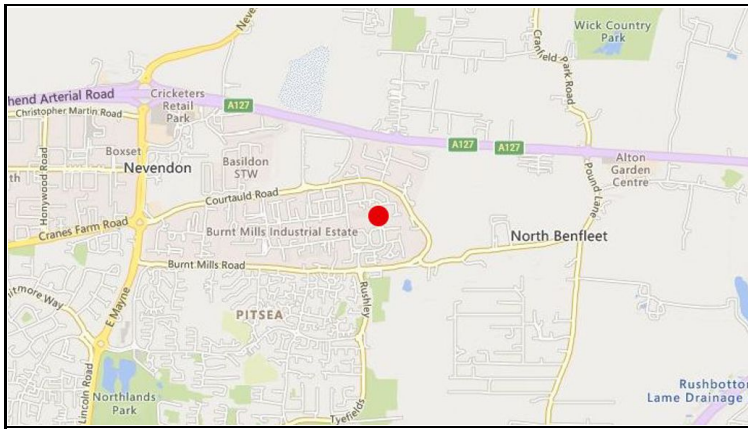
- Two Storey Office with LED Lighting
- Kitchen Area
- Air Conditioning to Offices
- Mezzanine Storage with Forklift Gate Access

- Three Phase Power
- Roller Shutter
- Goods Lift to First Floor
- Gated Site Access (Shared)

**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

Detached industrial/warehouse unit with full mezzanine above (can be removed), with front facing level access roller shutter & two storey offices. The ground floor is arranged to provide entrance lobby/office, kitchen area plus male & female WCs. Stairs lead to first floor open plan first floor offices. A full mezzanine provides additional storage, with goods lift, and loading bay safety gate. Externally, the site is gated with loading/unloading area plus 15 car parking bays,

## ACCOMMODATION

Warehouse/Showroom	8,533 sq. ft. (793 m <sup>2</sup> )
Ground Floor Office	761 sq. ft. (71 m <sup>2</sup> )
First Floor Office	761 sq. ft. (71 m <sup>2</sup> )
Gross Internal Area	10,054 sq. ft. (934 m <sup>2</sup> )
Plus Mezzanine Storage	8,275 sq. ft. (769 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

£110,000 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 Office Agency, we believe the rateable value to be £91,000 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £50,505.

## SERVICE CHARGE

No service charge.

## EPC

The property has an EPC rating of C.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Pravi Sidhu

Tel: 01268 290295 / 07484 545561

Email: pravi.sidhu@kemsley.com

Ref: AB2824





**KEMSLEY** LLP  
PROPERTY CONSULTANTS  
**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)

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.