BRANCH ASSOCIATES
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TO LET

MID-TERRACE BUSINESS UNIT APPROX. 1,000 SQ FT TO LET IN BASILDON *RENT REDUCED*

Rent: £18,000 Per Annum

3 Gibcracks
Timberlog Lane
Basildon
Essex
SS14 1PE

- Close A13 & Basildon Station
- Adjacent local retail parade
- Electric heating
- LED lighting
- Large free car park
- Front pedestrian door & rear loading door

3 GIBCRACKS, TIMBERLOG LANE, BASILDON, ESSEX, SS14 1PE

Location
Forming part of a popular industrial estate, only 1.5 miles from the A13. Basildon Train Station is only 1.9 miles away, providing a service to London Fenchurch Street in only 34 minutes.

The Property
A mid-terrace warehouse unit of brickwork and profile clad construction beneath a steel truss insulated roof. Access is via a pedestrian door to the front and roller shutter to the rear.

Internally, the unit has a kitchen, toilet, LED lighting and perimeter trunking containing power points and BT. In addition, there are two electric wall mounted blower heaters.

The maximum internal height is approximately 3.8m. Parking is available on a 'first come, first served' basis within a large communal car park fronting the unit.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit	1,058	98.29
TOTAL	**1,000**	**92.9**

Terms
To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic static or upward only rent reviews.

Figures
£18,000 per annum exclusive.

Costs
All other outgoings payable in addition such as utilities, Business Rates, Building Insurance and service charge (if applicable).

VAT
We are advised that VAT is NOT payable on the rent.

Legal Costs
Each party is responsible for the payment of its own costs.

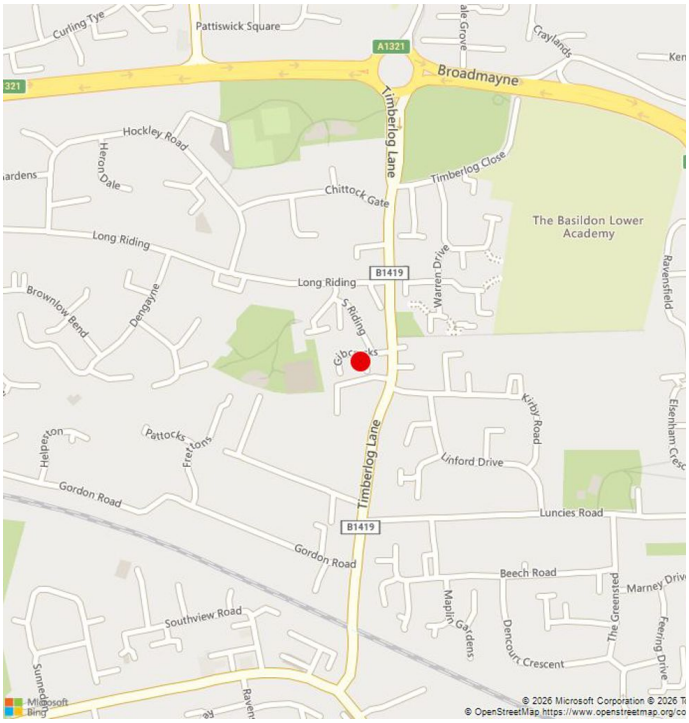
Energy Performance Certificate (EPC)
The EPC rating is C73, expiring 20th August 2028.

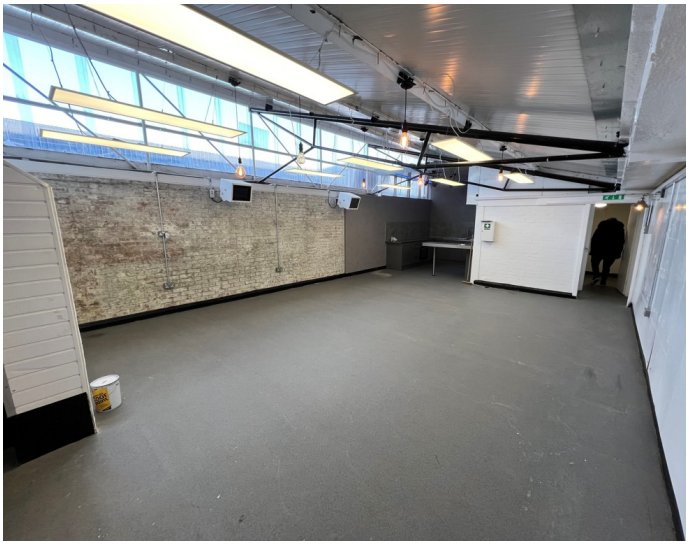
References/Accounts
A rent deposit is payable, subject to accounts/references.

Business Rates
The Rateable Value is £12,750 (2026), making Rates Payable approx. £5,508 (26/27). Small Business Rate Relief may be available. However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note
No warranty is given in respect of the current planning use and none of the amenities or fixtures and fittings have been tested. All figures are exclusive of VAT.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk





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