



END-TERRACE UNIT APPROX. 2,180 SQ FT (202 SQ M)

Rent: £25,000 Per Annum

Unit 11 Bowlers Croft
Honywood Road
Basildon
Essex
SS14 3EG

- End-terrace
- Offices
- Toilets
- Open plan area
- Loading door to rear
- Formerly a boxing club

**UNIT 11 BOWLERS CROFT, HONYWOOD ROAD,
BASILDON, ESSEX, SS14 3EG**

Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The A13 Pitsea Flyover junction is approx. 2.4 miles away and the M25 is approx. 9 miles distant using the A127. Basildon Train Station C2C is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 37 minutes.

The Property

An end-terrace unit fronted by office and toilet facilities, formerly used as a boxing club. To the rear is a large open plan area (previously used as a private fitness centre), a rear loading door, enclosed compound and further room.

The unit has consent for a private fitness centre but could be reinstated back to the original storage/light industrial use if required.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	2,180	202.52
TOTAL	2,180	202.52

Terms

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

Figures

£25,000 per annum exclusive.

All other outgoings are payable in addition. VAT is also payable in addition.

Costs

All other outgoings are payable in addition such as utilities, business rates, building insurance and service charge (if applicable).

VAT

Awaiting confirmation if applicable.

Legal Costs

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

Energy Performance Certificate (EPC)

Awaiting assessment.

References/Accounts

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

Business Rates

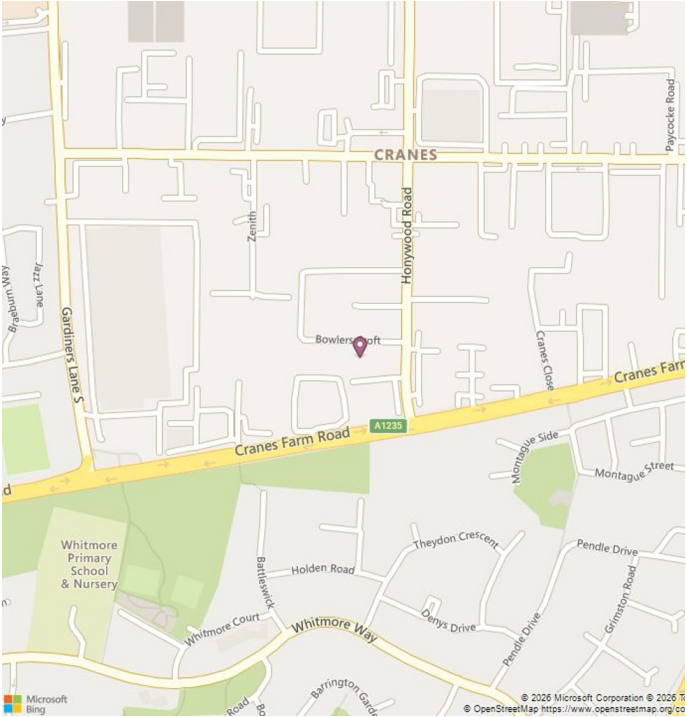
The Rateable Value is £18,750 (2026). Interested parties are advised to satisfy themselves fully in regard to rates payable with the local authority.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

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



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