BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET

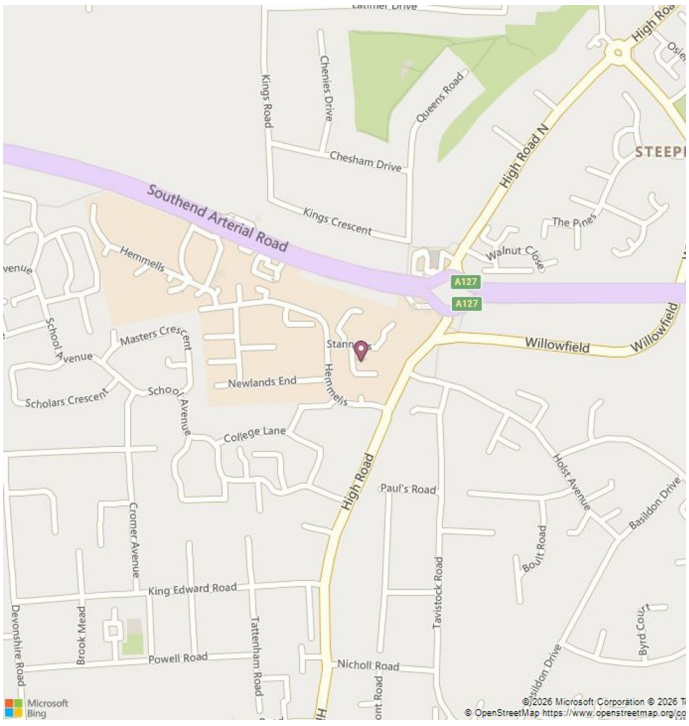
DETACHED UNIT WITH OFFICES & MEZZANINE APPROX 3187 SQ FT (295.3 SQ M) AND YARD APPROX 9635 SQ FT (895.5 SQ M) *RENT REDUCED*

Rent: £59,500 Per Annum

Stannetts
Laindon
Basildon
Essex
SS15 6DN

- Detached
- Large private yard
- Adjacent A127
- Internal offices/mezzanine & welfare
- Open sided store
- Two loading doors

STANNETTS, LAINDON, BASILDON, ESSEX, SS15 6DN



Location

The property forms part of the Laindon North Industrial Estate, adjoining the A127, approximately 6 miles from junction 29 of the M25. A train service to London (Fenchurch Street) in approx 30 mins is available at Laindon, only 1.6 miles distant.

The Property

A detached unit with internal offices and open sided store, opening onto a large enclosed yard.

The unit is of steel portal frame construction with brickwork elevations and profile metal cladding to part. The main roof is pitched and includes translucent lights. Two roller shutter loading doors provide access. There is mezzanine storage, 3-phase, gas and mains water/drainage. Works offices and toilets are provided in addition to the main office and welfare facilities. The offices benefit from double glazing, suspended ceiling with recessed lights and radiators.

Externally, there is a large private yard being concrete and fenced to the boundaries with large gate to the front.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit/offices	2,603	241.82
Mezzanine	575	53.42
Yard	9,635	895.09
TOTAL	**12,813**	**1,190.33**

Terms

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

Figures

£59,500 pax. We understand that VAT is not payable. There is no service charge.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C73, expiring 25th March 2031.

Business Rates

The Rateable Value is £41000 (2026).

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given is 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

Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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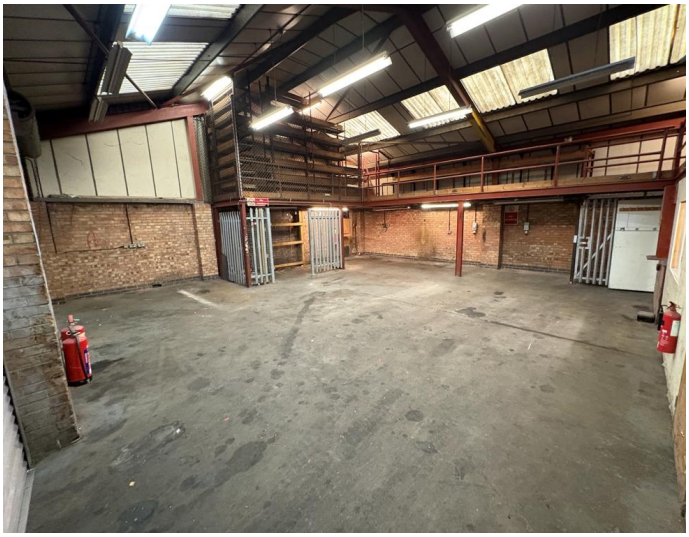

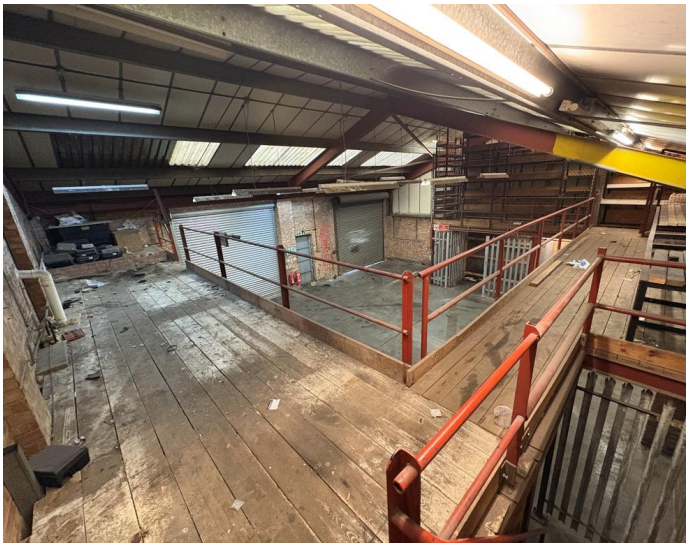

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