



TO LET

14,144 Sq Ft

- Enclosed secure yard
- Dedicated Parking and Yard space
- Like New Units
- Units available now
- On site security

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 1, KIERBECK BUSINESS PARK, WHARF LANE, VANGE, BASILDON, ESSEX, SS16 4SW

Unit 1 offers a substantial **14,144 sq ft** light industrial / warehouse unit with **dedicated office space** and an **enclosed secure yard**, located within the secure and well-established **Kierbeck Business Park** in Basildon.

The unit forms part of a 'like-new' industrial estate offering modernised accommodation, dedicated yard space, new roofs, new cladding and on-site security. Unit 1 benefits from dedicated parking and yard space, making it well suited to occupiers requiring practical loading, external storage or operational space.

Kierbeck Business Park provides immediate access to the **A13**, with excellent onward connections to the **A127** and **M25**. Basildon is situated within the Thames Gateway, approximately 30 miles east of Central London, and benefits from strong road communications across South Essex and the wider South East.

Basildon mainline railway station also provides services to **London Fenchurch Street**.

Location

Kierbeck Business Park is located on **Wharf Lane, Vange, Basildon**, between the two Basildon junctions of the **A13**.

Basildon is situated within the Thames Gateway, approximately 30 miles east of Central London, and is accessed via the **A127** and **A13** trunk roads. These provide strong road communications throughout South Essex and direct links to the **M25**, approximately 10 miles away.

Nearby railway stations include:

Pitsea Station – approximately 0.8 miles

Basildon Station – approximately 1.6 miles

Laindon Station – approximately 2.9 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **14,144 sq ft (1,314 sq m)** of light industrial / warehouse and office accommodation, together with dedicated parking and an enclosed secure yard.

VAT

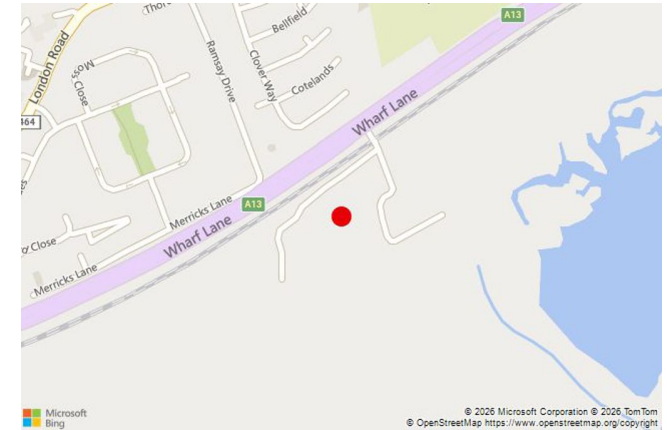
VAT may be applicable.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Services

Further information is available upon request.



Additional Information

Rent

£169,248 per annum exclusive

This equates to approximately **£14,104 per calendar month** and **£11.97 per sq ft**

Viewing

Strictly by appointment through Petchey Holdings.

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