TO LET

6,502 Sq Ft

- Enclosed secure yard
- Like New Units
- Dedicated Parking
- Units available now
- On site security
- Immediate Access to the A13

020 8252 8000
Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 8, KIERBECK BUSINESS PARK, WHARF LANE, VANGE, BASILDON, ESSEX, SS16 4SW

Unit 8 provides approximately **6,502 sq ft** of warehouse / industrial accommodation 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 modernised industrial estate offering 'like-new' accommodation, dedicated yard space, new roofs, new cladding and on-site security. Unit 8 is well suited to occupiers seeking practical warehouse space with office provision, secure external space and dedicated parking / yard facilities.

Kierbeck Business Park provides immediate access to the **A13**, with excellent onward connections to the **A127** and **M25**, making it a strong location for warehouse, storage, distribution or light industrial occupiers.

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.

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

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 **6,502 sq ft (604 sq m)** of warehouse / industrial accommodation with dedicated office space, 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.

Tenure

The premises are available on a new **Full Repairing and Insuring Lease** for a term of years to be agreed.

Service Charge

Further information is available upon request.

Additional Information

Rent

£86,151.50 per annum

This equates to approximately **£7,179 per calendar month** and **£13.25 per sq ft**.

EPC

EPC information will be available upon completion.

Viewing

Strictly by appointment through Petchey Holdings.

Ben Batchelor
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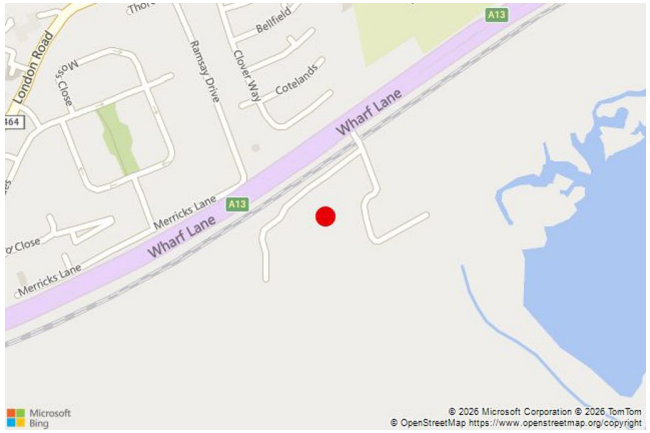

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