TO LET

Refurbished Industrial/Warehouse Unit With Gated Yard & Office

6,524 sq. ft. (606 m²)

UNIT 8 KIERBECK BUSINESS PARK

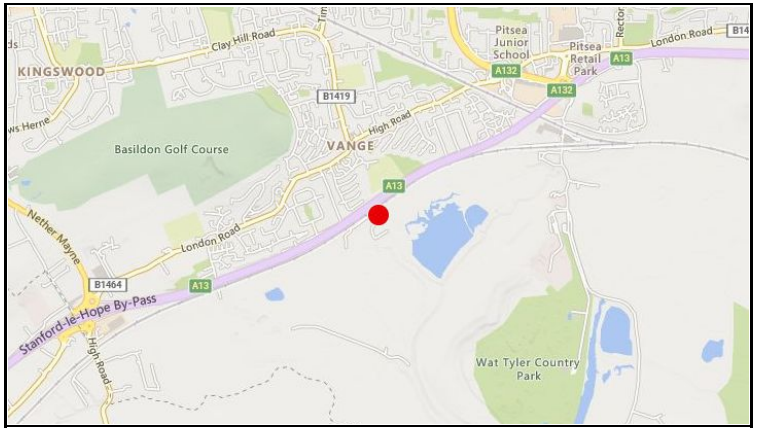
Wharf Lane, Vange, Basildon, Essex, SS16 4SW



- Clear Height 4.9m Rising To 8.9m
- New Offices
- On-site Car Parking
- Immediate Access To The A13
- Full External & Internal Refurbishment
- New WC Facilities
- New Lease Ready For Immediate Occupation
- Secure Gated Loading Yard

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PROPERTY CONSULTANTS
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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION

Kierbeck Business Park is a secure, well established industrial park with immediate access to A13, located between the two Basildon junctions of the A13. Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

Fully refurbished modern warehouse/industrial unit providing 'like new' accommodation including new roof, new cladding, refurbished offices, & new WC's. The unit is arranged to provide warehouse unit with level access roller shutter and a clear height of from 4.9m rising to 8.9m at the apex. The ground floor provides WC facilities with stairs leading to refurbished offices, with new carpeting and LED lights. Externally, the site benefits from secure gated front yard for loading/unloading and parking.

ACCOMMODATION

Warehouse	5,705 sq. ft. (530 m²)
Offices	797 sq. ft. (74 m²)
Total	**6,524 sq. ft. (606 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

RENT

£91,028 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to contact Basildon District Council Business Rates Department, 01268 533333.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of B-42.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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