MUSSON
LIGGINS

BASILDON

UNITS 2 & 4

£189,100

PER ANNUM EXCLUSIVE

1,991.50 M² (21,437Ft²)

TO LET

Industrial Warehouse
With Office Accommodation

2 & 4 Rowhedge Close
Basildon
Essex
SS13 1QQ

0115 941 5241
matthew@mussonliggins.co.uk
mussonliggins.co.uk

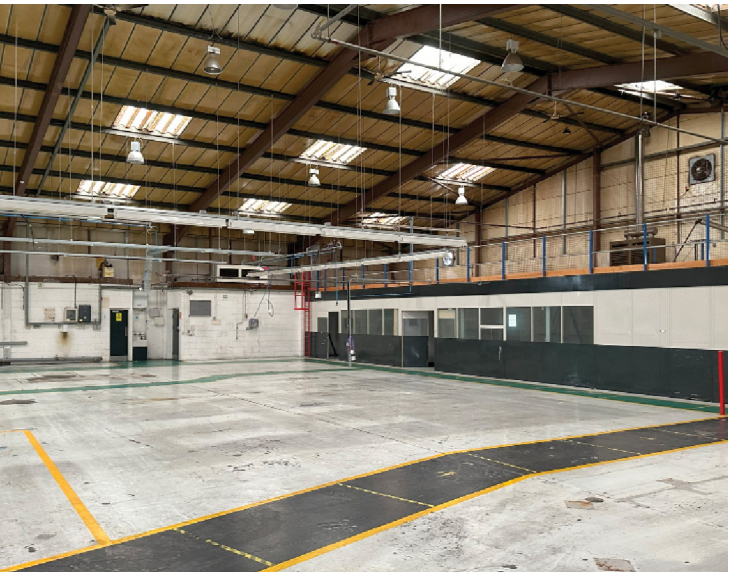
GENERAL DESCRIPTION

The subject property consists of a predominantly open industrial warehouse along with ancillary offices on either side of the premises

FEATURES

- FULL HEIGHT ROLLER SHUTTER DOOR
- ESTABLISHED INDUSTRIAL LOCATION
- OFFICE ACCOMMODATION
- MEZZANINE STORAGE

2 & 4 Rowhedge Close
Basildon
Essex
SS13 1QQ



LOCATION

The property is located on the established Burnt Mills Industrial Estate in Basildon, Essex.

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 away.

DESCRIPTION

The premises comprise of a steel portal frame industrial warehouse.

The property itself comprises of two inter-connecting units of predominantly open span industrial accommodation with ancillary offices located at either side of the premises.

The offices provide a mixture of W/C and canteen facilities, together with further areas of storage.

Externally, the property further benefits from designated parking.

Accommodation	M^2	Ft^2
Warehouse	1731.42	18,637
Offices	260.08	2,800
Mezzanine	253.21	2,727
Total Accommodation	1,991.50	21,437

BUSINESS RATES

The ratable value is: **£134,000**.

This is not the amount you will pay.
Budget figures are available from the Agents.

For further information regarding rates payable and small business rates relief, please contact Basildon Borough Council.

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please Basildon Borough Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are avaliable by way of an assignment/sublease of the existing lease up to August 2028.

RENT

The current rent is **£189,100 per annum.**

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Matthew Wade BSc (Hons) MRICS

Matthew@mussonliggins.co.uk

William Cowley
William@mussonliggins.co.uk

Or alternatively contact our joint agent.

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

David Sewell
David.Sewell@kemsley.com

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA

VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

WILLIAM COWLEY
APPRENTICE SURVEYOR
0115 941 5241
William@mussonliggins.co.uk
mussonliggins.co.uk

MATTHEW WADE BSc (HONS) MRICS
0115 941 5241
Matthew@mussonliggins.co.uk
mussonliggins.co.uk