

TO LET - SHORT TERM AVAILABLE

Warehouse / Storage Unit

2,152 sq. ft. (200 m²)

UNIT 6, SAFFRON COURT

Southfields Industrial Park, Laindon Basildon, Essex, SS15 6SS



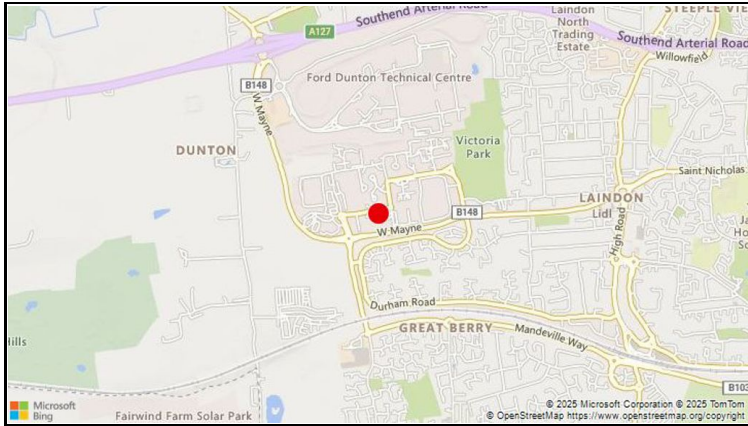
- Short Term Let Available
- Open Plan Layout
- W/C Facilities
- Established Business Location

- Three Phase Power
- Roller Shutter
- On Site Car Parking
- Clear Span Height approx. 3.3m

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Laindon is situated in the Thames Gateway approximately 30 miles to the east of central London and 2 miles to the north west of Basildon, accessed via the A127 Arterial Road and A13 trunk road, which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Laindon has a main line railway station providing regular services to the City. Saffron Court is strategically located within the heart of the Southfields Industrial Area, a major commercial centre in South Essex.

DESCRIPTION

This sought after estate comprises 42 business units of varying sizes situated in landscaped surroundings with 24 hour access. The available accommodation is arranged to provide ground floor office accommodation, with rear sectional shutter door (2.8m w x 3.3m h) providing loading/unloading to the warehouse/industrial area, with three phase power plus male and female W/C facilities. On site car parking is also provided.

ACCOMMODATION

Total 2,152 sq. ft. (200 m²)

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

TENURE

The premises are available on a leasehold basis, further details upon application.

RENT

£27,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £33,250. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

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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