

COURTAULD ROAD, BASILDON, ESSEX, SS13 1ND

UNIT 2 SCIMITAR PARK

WISDOM.SHOUT.DIRECT



**WAREHOUSE / INDUSTRIAL
UNIT WITH FIRST FLOOR OFFICE
12,975 FT² (1,205 M²)**

EXTENSIVELY REFURBISHED



LOCATION

AT THE CENTRE

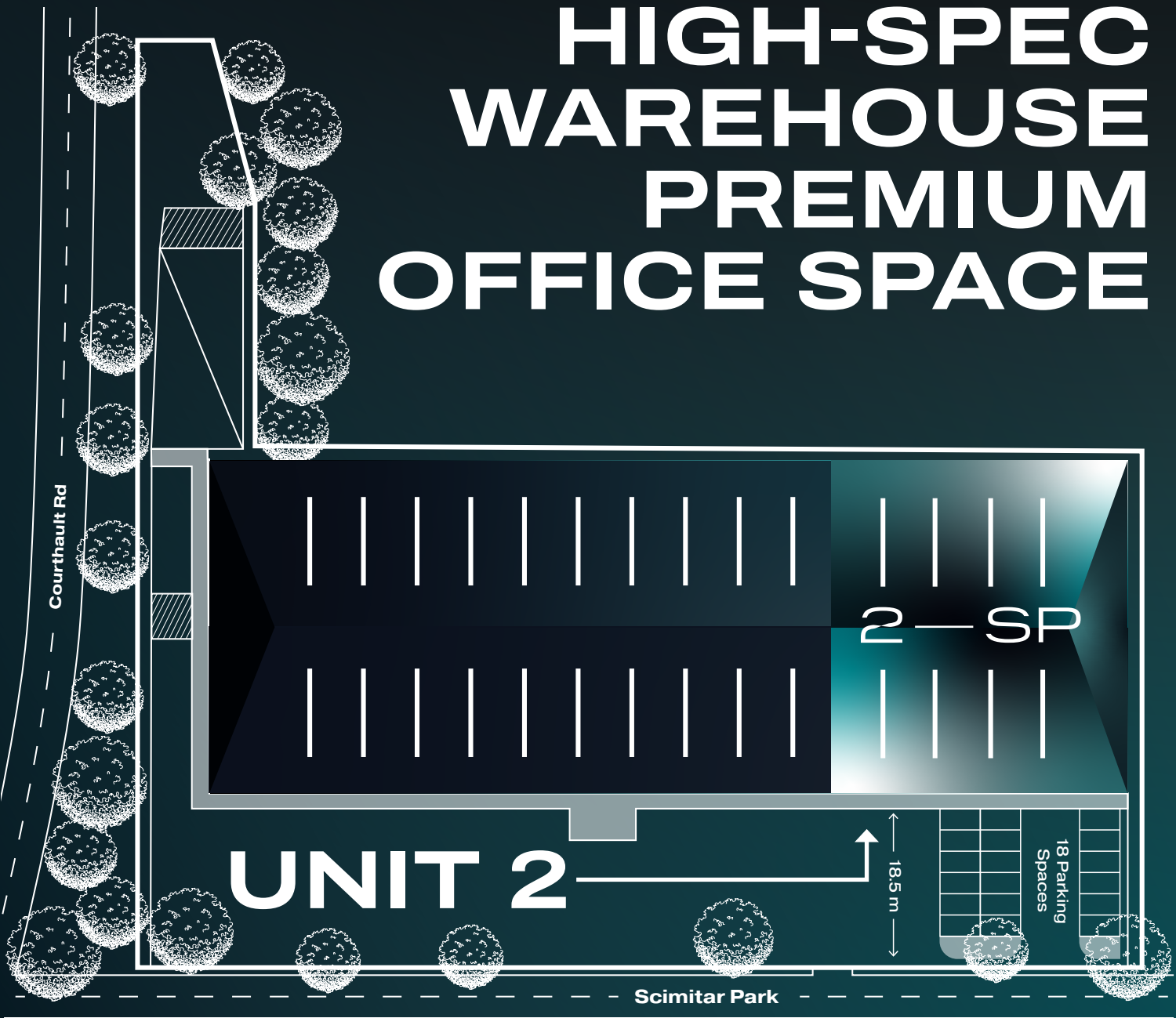
Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.



OF OPPORTUNITY

DESCRIPTION

Modern warehouse/Industrial of steel portal frame construction with brick/ block and profile metal clad elevations. The warehouse benefits from 7m clear span roof height rising to 9m, with level access roller shutter plus ground floor store, and WC facilities. Stairs lead to open plan first floor office, plus meeting room, further WC facilities and kitchenette. Externally, 16 car parking bays are provided plus dedicated loading/unloading area.



Accommodation	SQ ²	M ²
Warehouse	10,531	978
GF Office & Stores	1,256	117
FF Office	1,189	110
Total	12,975	1,205

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

SPECIFICATION

	7m Eaves		18.5m Yard Depth		5m Level Access Roller Shutter		Ground Floor Stores
	First Floor Fitted Offices		16 Parking Bays		EV Charging Points		External Forecourt Area

DEMOGRAPHICS

187K

POPULATION

Basildon has a large and growing population, offering a broad labour pool and supporting ongoing demand from employers across the region.
Source: Bothness

80.1%

EMPLOYMENT RATE

Basildon benefits from a strong employment base, offering a steady and reliable workforce well suited to industrial and logistics operations.
Source: Office For National Statistics

3.8%

UNEMPLOYMENT RATE

Unemployment remains low across the area, reflecting a stable labour market and a consistent supply of available workers for local employers.
Source: Nomis

£805

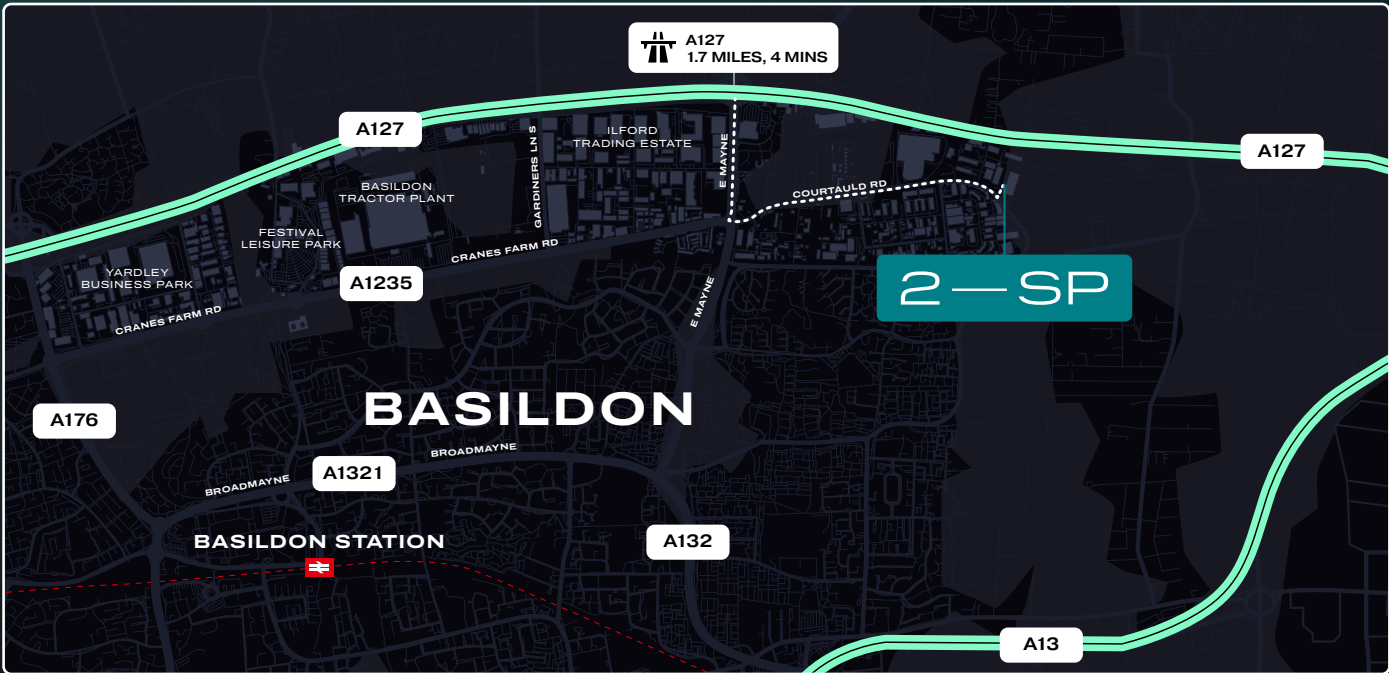
MEDIAN GROSS WEEKLY PAY

Local full-time workers earn competitive weekly wages, indicating a well-developed labour market with a mix of skilled and semi-skilled employees.
Source: Nomis

7.2%

MANUFACTURING-BASED JOBS

Manufacturing continues to play a key role in the local economy, supplying a strong pool of experienced employees across engineering and production sectors.
Source: Nomis



STRATEGICALLY POSITIONED FOR FAST LINKS TO CENTRAL LONDON AND THE M25



CONNECTIVITY

STRONG PUBLIC TRANSPORT LINKS

Basildon main line station provides direct, frequent rail services to London Fenchurch Street, ensuring quick and reliable access to the capital and wider South Essex rail network.

EXCELLENT ROAD CONNECTIONS

With immediate access to the A127 and A13, the location offers fast routes across South Essex and towards London. The M25 is just 10 miles away, providing convenient links to the national motorway network.

PRIME THAMES GATEWAY LOCATION

Positioned within the Thames Gateway growth corridor, Basildon is a well-connected South East Essex hub, ideal for businesses requiring strong access to London, regional markets, and key transport infrastructure.

DRIVE TIMES	MILES	MINS
Basildon Train Station	1	5
A127 / A13	1	10
M25 (Junction 29)	10	15
Tilbury Port	14	25
London City Airport	23	40
Canary Wharf	27	50
Central London	30	45



UNIT 2
SCIMITAR
PARK

SMART
INDUSTRIAL
SPACE, BUILT
FOR EFFICIENCY

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

Available on application.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation Office Agency, we believe the Rateable Value to be £98,500 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £53,781.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

Post refurbishment we are targeting EPC B.

LEGAL FEES

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

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

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STRICTLY BY APPOINTMENT

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