

TO LET

Two Brand New Roadside Warehouse/Trade Counter Units

6,650 - 11,750 sq. ft. (618 - 1,092 m²)

NEW UNITS, BASILDON BUSINESS CENTRE

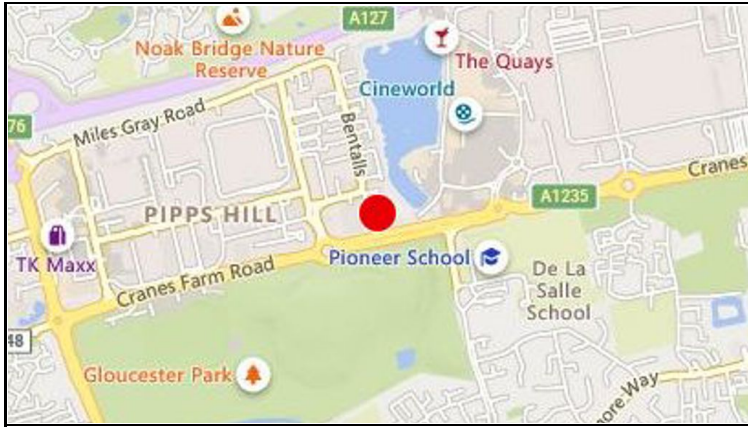
Cranes Farm Road , Pipp's Hill Industrial Estate, Basildon, Essex, SS14 3FT



- New Independent Access Road
- Brand WC Facilities
- Brand New Office
- Gated Access

- Double Level Access Roller Shutters
- Three Phase Electricity
- Eaves Height 4.5m Rising to 7.5m
- Occupation for Q4 2026





LOCATION

Basildon Business Centre is situated in a prominent position within the PIPPS Hill Industrial Area lying between the PIPPS Hill Retail Park and the Festival Leisure Park. The PIPPS Hill Industrial Area lies off the A127 Southend Arterial Road at its junction with West Mayne, thus providing direct access to the M25 (junction 29).

DESCRIPTION

Kemsley bring to market two brand new warehouse/trade counter units which are currently under construction, planned to be completed by Q3 2027. The accommodation comprises two separate detached warehouse units, both with new double level access roller shutters leading to open bay steel portal frame modern warehouses. The units are available interdependently or as a pair. The site is located on a roadside position being adjacent to Festival Leisure Park and Basildon Business. The units will benefit from own independent access road, directly off Cranes Farm Road (A2135). Both units will benefit from a new small office, and new W/C facilities, plus yard/lading areas, and with on-site parking.

ACCOMMODATION

Unit A	6,650 sq. ft. (618 m ²)
Unit B	5,100 sq. ft. (474 m ²)
Total	11,750 sq. ft. (1,092 m²)

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

TENURE

The premises are available upon new lease terms, further details upon application.

RENT

£15.00 per sq. ft.

VAT

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

BUSINESS RATES

Business not applicable as units under construction.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

Will be provided once constructed.

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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