TO LET

Light Industrial Unit / Storage Unit

1,285 sq. ft. (119 m²)

UNIT 5 JOSSELIN COURT

Josselin Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1QE



- Three phase power
- W/C Facilities
- Established Business Location
- 2.7m Roller Shutter Access Door
- On Site Car Parking
- Newly Refurbished Office

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
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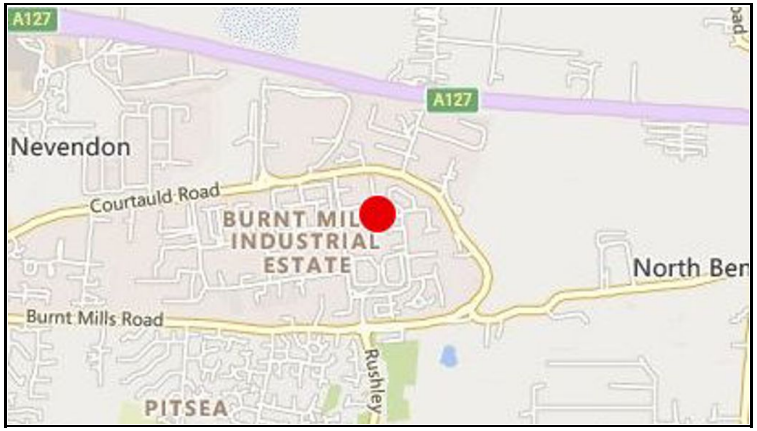
Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION
Josselin Court is a modern Industrial Estate comprising a number of similar sized units situated within the well established Burnt Mills Industrial area. The estate benefits from good road access to the A127 via Courtauld Road / East Mayne (A132) and A13 via Courtauld Road / Burnt Mills Road / Pound Lane / London Road.

DESCRIPTION
The available accommodation comprises a single storey mid terrace industrial / warehouse unit of steel portal frame construction, benefitting from full height roller shutter doors and three phase power.

The unit is arranged to provide open plan warehouse space, with W/C and office. Onsite communal car parking is provided.

ACCOMMODATION

Warehouse	1,126 sq. ft. (105 m²)
Office & Ancillary	159 sq. ft. (15 m²)
Total	**1,285 sq. ft. (119 m²)**

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

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

RENT
£21,000 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 £18,000. 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
An EPC has been commissioned.

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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