

TO LET

Modern Trade Counter/Warehouse
Unit with Offices & Dedicated
Loading Area plus Car Park

9,920 - 11,395 sq. ft. (922 - 1,059 m²)

UNIT 15 CARNIVAL PARK

Carnival Close, Basildon, Essex, SS14 3WN



- Trade Counter Location
- 7m Clear Span Height Rising To 10m
- Kitchen & Shower
- Dedicated Loading Area
- High Quality First Floor Offices
- Level Access Roller Shutter
- 10 Parking Bays
- Part Mezzanine (Can be Removed)





LOCATION

The property is located at Festival Leisure Park, neighboring occupiers include Kwik Fit, GSR Car Parts and Underfloor Heating Store. Basildon is located in Essex 25 miles to the east of central London and 11 miles south of Chelmsford and is one of the key industrial centres in the eastern M25 region. Carnival Park is located in a prominent position adjacent to the Festival Leisure Park and with profile to the busy A1235 Cranes Farm Road. Extensive local Leisure and other amenities are close by. Access is available to the A127 via the A176 Upper Mayne which connects with Junctions 29 and 30/31 of the M25 approximately 8 miles to the west.

DESCRIPTION

Refurbished modern industrial/warehouse served by full height level access roller shutter unit leading to open bay warehouse, with part mezzanine to rear (which can be removed). The remainder of the ground floor provides reception, office/store, kitchen & shower room. The first floor provides modern open plan accommodation with glass partitions, boardroom & kitchen. Externally, a dedicated loading area provides access to the warehouse with separate car park providing 10 spaces

ACCOMMODATION

Total Ground Floor	7,862 sq. ft. (730 m ²)
First Floors Offices/Boardroom	2,056 sq. ft. (191 m ²)
Total	9,920 sq. ft. (922 m²)
Storage Mezzanine	1,477 sq. ft. (137 m ²)

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

TENURE

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

RENT

£129,000 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 £118,000. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The property has an EPC rating of C.

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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