

TO LET

Industrial/Warehouse Premises with
Secure Rear Yard - Available as a
Whole or in Two Self-Contained Units

3,969 - 11,096 sq. ft. (369 - 1,031 m²)

PEGASUS HOUSE

Bentalls, Pipp's Hill Industrial Estate, Basildon, Essex, SS14 3BX



- Front Unit with Loading, Warehouse & Offices Plus Car Park
- Option to Rent Front Unit, Back Unit or Whole Site
- Gas Central Heating to Offices
- Rear Unit with Secure Gated Access to Rear Loading Yard
- Popular Business Location
- Clear Span Warehouse Height 3.2m (4.5m Max)

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LOCATION

Pegasus House forms part of the established PIPPS Hill Industrial Estate located between PIPPS Hill Retail Park and Festival Leisure Park. PIPPS Hill Industrial area lies just south of the A127 Southend arterial road at its junction with West Mayne, providing direct access to the M25 (J29) and with the A13 a short distance to the south.

DESCRIPTION

A single-storey industrial/warehouse premises available as a whole or in part. The property comprises front office accommodation leading to rear warehouse space, together with additional mezzanine storage. Ancillary facilities include three WC's and a kitchenette. Externally, the property benefits from a secure gated rear yard suitable for loading and storage, together with separate car parking to the front. The premises are available as a whole, or alternatively the front and rear sections may be leased independently in accordance with the attached plan.

ACCOMMODATION

Front Warehouse	5,940 sq. ft. (552 m ²)
Front Offices	1,179 sq. ft. (110 m ²)
Total Front GIA	7,124 sq. ft. (662 m²)
Rear Warehouse	3,969 sq. ft. (369 m ²)
Total Gross Internal Area	11,096 sq. ft. (1,031 m²)
Plus Mezzanine Storage (Front)	1,411 sq. ft. (131 m ²)

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

TENURE

The premises is available upon a new lease.

RENT

On application.

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 £70,500 (Whole Unit). Interested parties are advised to make their own enquiries of the relevant local authority. Rateable Value would be subject to reassessment if separation works are required.

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:

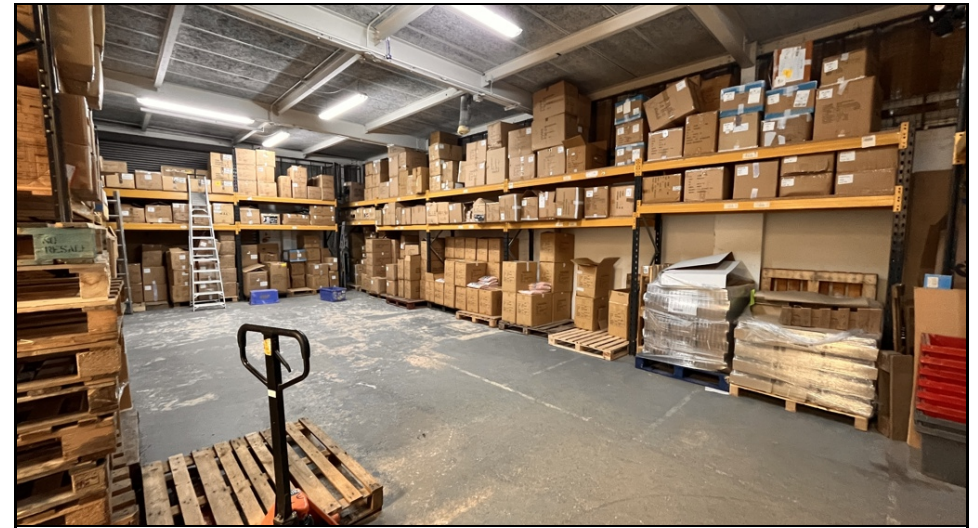
David Sewell
Tel: 07837 409316 / 07837 409316
Email: david.sewell@kemsley.com

Chris Cornhill
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

Ref: AB2939



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Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ