

TO LET

Modern Detached Industrial/Warehouse Unit with Two Roller Shutters

2,535 sq. ft. (236 m²)

UNIT 2A

Ridley Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EG



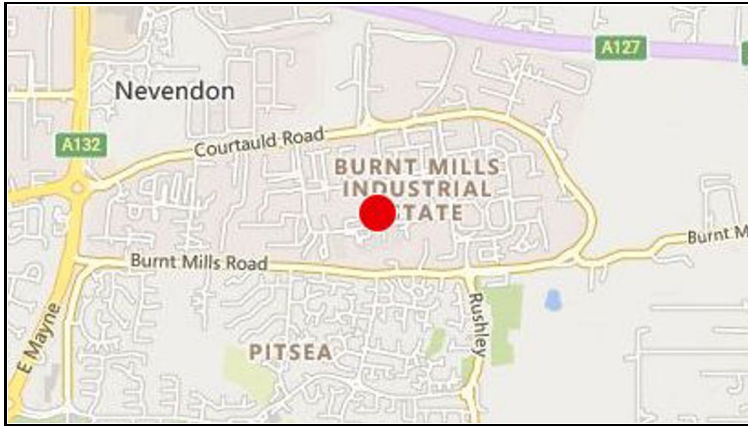
- Will be Refurbished
- Two Electric Level Roller Shutters
- New Lease
- Single Phase Power

- 7.8m min. Clear Span Roof Height
- Fenced & Gated Site
- Established Business Location
- New WC

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

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.

DESCRIPTION

The available accommodation is the Grey building at the rear of the site. The red unit is let already and is not included. The building comprises of a modern double skin steel portal frame construction high bay warehouse/industrial unit located on a secure gated site & fenced site. Access is shared with the adjacent unit next door. The building benefits from a minimum 7.8m eaves height, rising to 8.3m, with loading from two full height electric level access roller shutters. A new WC will be installed). No motor trade permitted.

ACCOMMODATION

Total **2,535 sq. ft. (236 m²)**

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

TENURE

Leasehold - the property is available on a leasehold basis, further details upon application.

RENT

£33,000 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 £34,250. Interested parties are advised to make their own enquiries of the relevant local authority.

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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