

FOR SALE / TO LET

Warehouse/Trade Counter Unit with Modern Offices

3,446 - 5,368 sq. ft. (320 - 499 m²)

UNIT 12, REPTON COURT

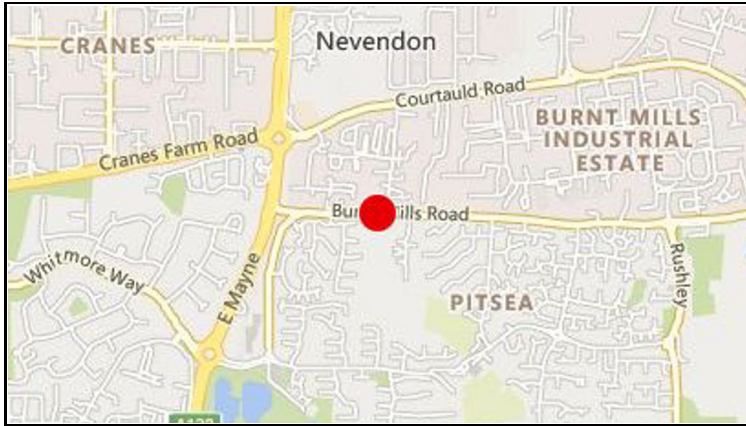
Repton Close, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1LN



- Trade Counter
- Kitchenette
- 10 Car Parking Spaces
- 3 Phase Power

- First Floor Offices
- Showroom demise
- First Floor Storage Mezzanine
- Gas Connectivity





LOCATION

Repton Court is in the established business location situated off Courtauld Road on the popular Burnt Mills Industrial Estate, located to the south of the A127 Arterial Road. The M25, junction 29 is located approximately 8 miles to the west providing good access to the national road network. Basildon town centre is located approximately 2 miles to the south west of the property providing all main amenities, including railway services to Central London.

DESCRIPTION

The available accommodation comprises an warehouse/trade counter unit currently arranged to provide trade counter at the front with warehouse stores to the rear, accessed via a sectional shutter loading door, along with first floor office accommodation on the front elevation, plus storage mezzanine. Externally, 10 parking bays are provided.

ACCOMMODATION

Ground Floor	2,713 sq. ft. (252 m ²)
First Floor	733 sq. ft. (68 m ²)
Total GIA	3,446 sq. ft. (320 m ²)
Plus Storage Mezzanine	1,922 sq. ft. (179 m ²)

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

TENURE

The property is available on both a leasehold and freehold basis, further detail upon application.

PRICE/RENT

£650,000 Freehold/£47,500 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 £51,000. 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

The property has an EPC rating of B-38.

LEGAL FEES

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred.

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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