Yardley Business Park

Miles Gray Road | Basildon | SS14 3GN

UNIT 39 & 40





PRIME Trade Counter/ Warehouse Unit

5,000 sq ft (464.52 sq m)

Refurbished

Sectional roller shutter door

W/C facilities

Tea point

Forecourt parking

Yardley Business Park

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UNIT 39 & 40



Location

Yardley Business Park is a trade counter location, and unit 39/40 occupies a highly prominent location fronting Miles Gray Road directly opposite Pipps Hill Retail Park. Current trade occupiers on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, CEF, Crown Paints and Howdens.

Description

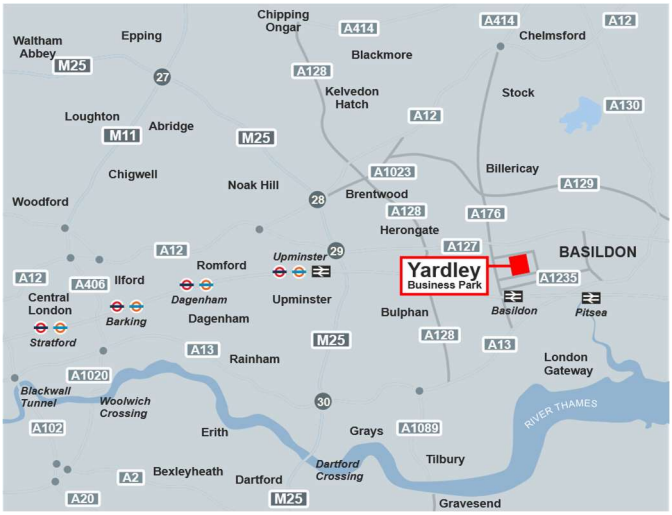
The available accommodation will comprise a refurbished end of terrace trade counter unit of portal frame construction totalling:

5,000 sq ft (464.52sq m) on a Gross Internal Area basis

Key Features:

- **PRIME Trade counter location**
- **Refurbished**
- **Sectional roller shutter door**
- **Forecourt car parking**
- **Direct links to the A127/M25**





Tenure & Rent

The property is available on an FRI leasehold basis, further details including quoting rent on application.

EPC

The EPC for the unit being assessed following completion of the refurbishment works

Viewings: Strictly via joint sole agents:

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