

TO LET

Hybrid Store/Office Premises with Roller Shutter

1,144 sq. ft. (106 m²)

UNIT 8, ILFORD TRADING ESTATE

Paycocke Road, Basildon, Essex, SS14 3DR

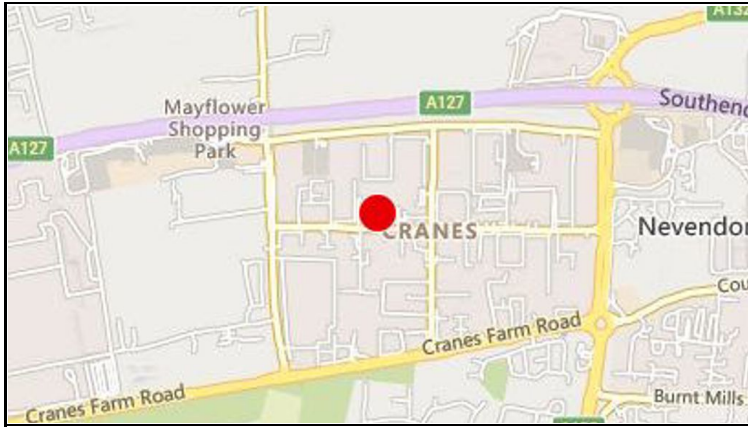


- Modern Office Accommodation
- Open Plan Office Plus Two Offices
- Communal First Come First Served On-Site Car Parking
- Level Access Roller Shutter
- Storage/Warehouse Area
- Kitchen & WC Facilities
- Gated Estate (Out of Hours)
- 2/3 Parking Bays

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Ilford Trading Estate is located just off Paycocke Road, which is located within the established Cranes Farm industrial area. 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

Warehouse/Storage unit which has been mostly converted to office accommodation now providing a Hybrid Storage/Office unit. That unit laid out to provide storage area served by level access roller shutter plus with two offices, kitchen and WC facilities. Externally, 2/3 parking bays are provided plus first come first served estate car parking. Ilford Trading Estate benefits from electronic gated entrance (out of hours).

ACCOMMODATION

Total **1,144 sq. ft. (106 m²)**

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

TENURE

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

RENT

£18,000 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 £12,500. Small Business relief may be available. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The property has an EPC rating of D-93.

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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