TO LET

Industrial / Warehouse Unit
With Modern Office Accommodation

12,677 sq. ft. (1,178 m²)

UNIT 23, HERONSGATE TRADING ESTATE

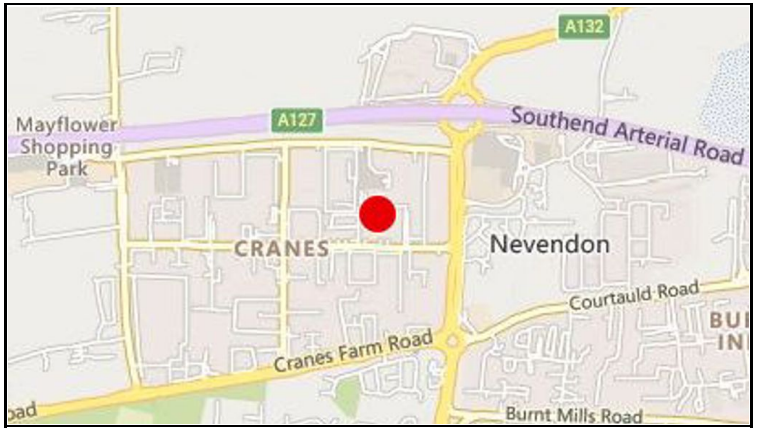
Paycocke Road, Basildon, Essex, SS14 3EU



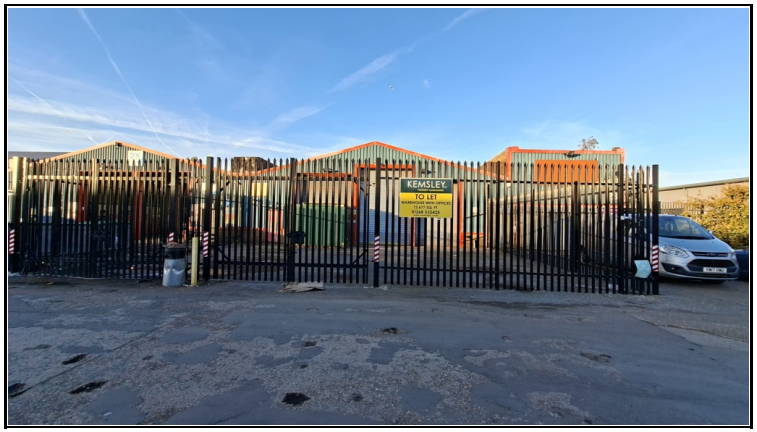
- **Three Level Access Roller Shutters**
- **Office Accommodation**
- **Boardroom**
- **Secure Gated Yard**
- **Min. Eaves 3.3m rising to 5.6m**
- **WC Facilities**
- **Kitchen**
- **New Lease**

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

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







LOCATION

Heronsgate Trading Estate is a multi-let industrial Estate located on Paycocke Road to the north east of Basildon town centre. 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. The units provide prominent visibility facing onto Paycocke Road and East Mayne making them ideal for trade counter style occupiers.

DESCRIPTION

Concrete frame industrial unit arranged to provide industrial/warehouse space with three front facing level access roller shutters, leading to open bay warehouse, plus rear storage mezzanine, plus factory/working areas under the first floor offices, plus male and female W/C's & kitchen. A two storey office block provides several partitioned offices and boardroom. Externally, the front yard is securely gated with palisade fencing.

ACCOMMODATION

Warehouse	7,233 sq. ft. (672 m²)
G/F Offices & Storage	2,772 sq. ft. (258 m²)
F/F Offices	2,671 sq. ft. (248 m²)
Total	**12,677 sq. ft. (1,178 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

£127,500 Leasehold.

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 £93,500. 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 C-69.

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:

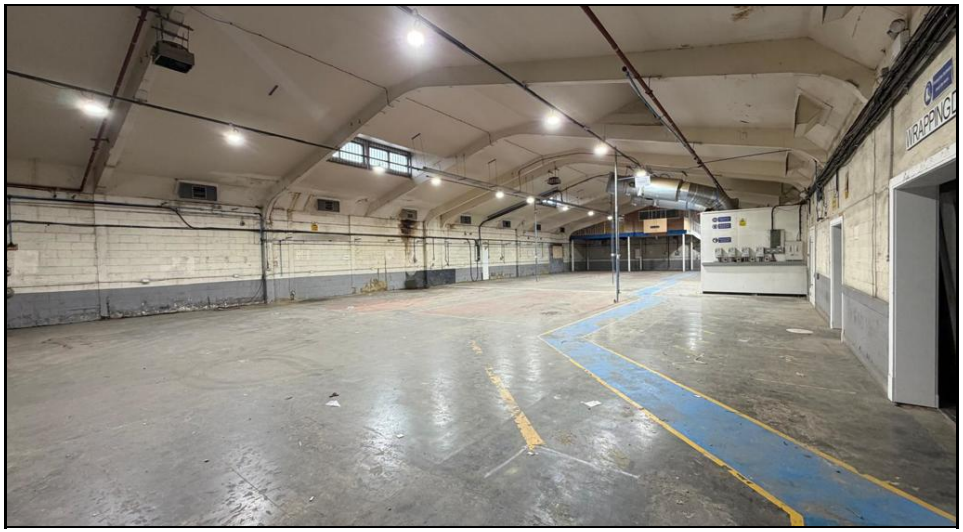
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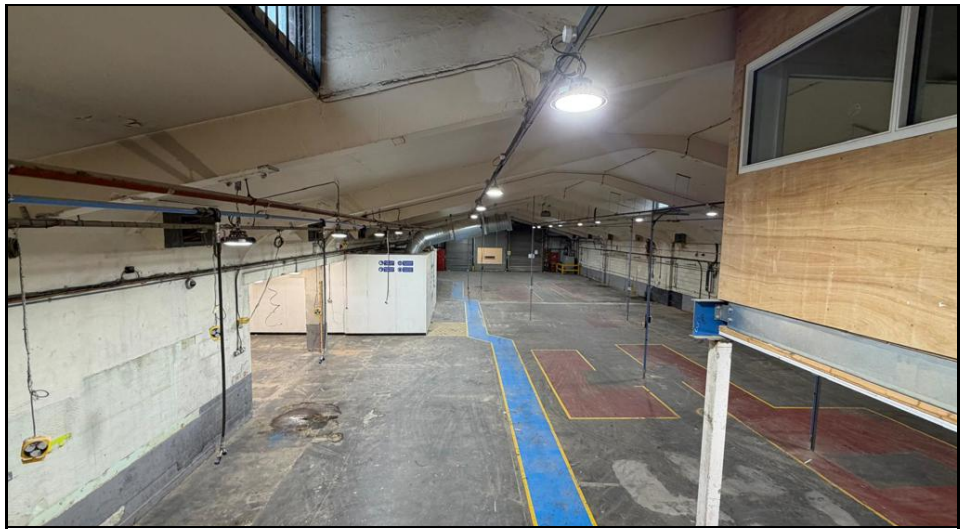
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