

TO LET

Open Storage Yard with Small Workshop - Passing Traffic from A127

2.03 Acres (0.82 Hectares)

OPEN STORAGE YARD

Southend Arterial Road (A127), Basildon, Essex, SS14 3AU

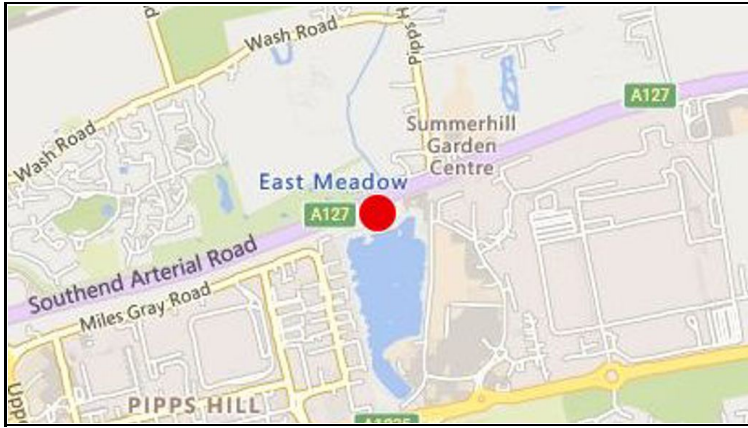


- Mixture of Compacted Hardcore & Concrete Surfacing
- Electricity
- Boundary Fencing

- Workshop Unit
- Gated Access
- Up to 80,000 passing vehicles per day

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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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

Open storage yard proving a mixture of compacted hardcore and concrete surfacing, located on a roadside position alongside the A127, being directly located on the A127 with up to approximately 80,000 passing vehicles per day. The site also provides a small workshop/warehouse unit with roller shutter access. The site provides electricity with secure gated access and boundary fencing.

ACCOMMODATION

Concrete Yard	0.33 Acres (0.13 Hectares)
Compacted Yard	1.7 Acres (0.69 Hectares)
Total Yard Area	2.03 Acres (0.82 Hectares)
Workshop (GIA)	513 sq. ft. (48 m ²)

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

TENURE

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

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

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

An EPC is not required.

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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