

TO LET

**Industrial / Warehouse Unit
With Storage Mezzanine Above**

7,936 sq. ft. (737 m²)

UNIT 17, NEWLANDS END

Laindon, Basildon, Essex, SS15 6DU



- New Roof and LED lights
- Would be Suitable for E-Commerce Business
- Three Phase Power & Gas Supply
- Mezzanine Storage
- Eaves Height to Mezzanine 2.9m
- CCTV and Alarm System Included.
- Part Air Conditioned (Not Tested)
- Allocated Parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



LOCATION

Newlands End is situated within the well-established Laidon north industrial area, to the west of Basildon town centre. Laidon north benefits from excellent road links to the A127 arterial road at its junction with Laidon High Road/Fortune of War. The A127 links directly with the M25 (Junction 29) to the west and to the nearby towns of Southend-on-Sea and Romford.

DESCRIPTION

The available accommodation comprises an industrial/warehouse unit arranged to provide rear loading via roller shutter door with a maximum shutter height of 3 metres. Staff and visitor access is provided from the front of the unit with ground floor office accommodation nearby. The remainder of the ground floor provides storage areas plus modern kitchen and male & female W/C, plus photo studio area. A mezzanine has been added to further the storage areas. To the front of the site are allocated parking bays.

ACCOMMODATION

Ground Floor:	4,438 sq. ft. (412 m ²)
Mezzanine:	3,498 sq. ft. (325 m ²)
Total	7,936 sq. ft. (737 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 details upon application.

RENT

£60,000 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 £65,500. 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-62.

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:

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