

TO LET

Open Storage Yard of Approx. 11,725 Sq.Ft. with Two Workshop Units & Office of 3,259 Sq.Ft

Total Site Area: 0.35 Acres (0.14 Hectares)

YARD AT FRANCIS HOUSE

Wrexham Road, Laindon, Basildon, Essex, SS15 6PX



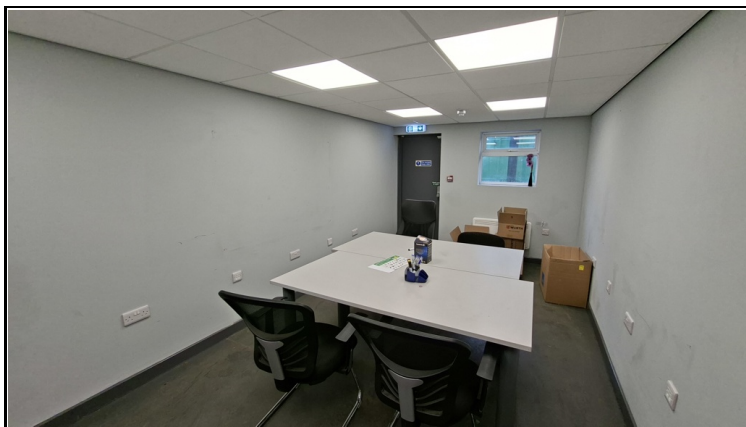
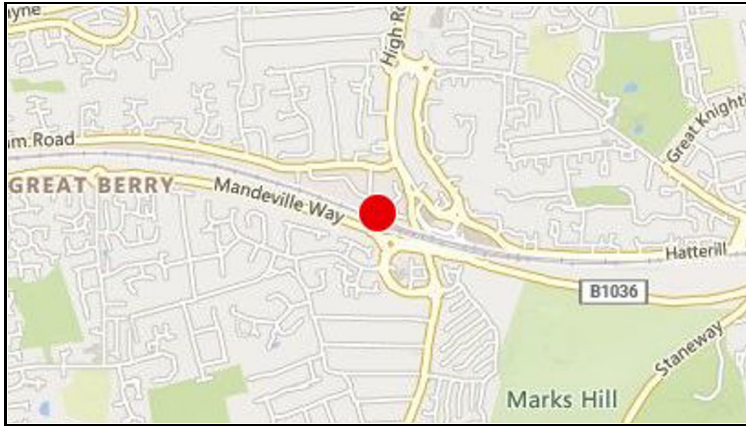
- Self-Contained Yard
- Ground Floor Offices
- Male & Female WC Facilities
- Two Parking Bays in Addition to Yard Area

- Two Workshops With Level Access Roller Shutters
- Kitchen
- Three Phase Power
- Total Site Area 0.35 Acres

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PROPERTY CONSULTANTS

01268 532425

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LOCATION

The property is situated on Wrexham Road within an established industrial area. Wrexham Road is situated to the west of Laindon High Road. Laindon rail station is a short distance to the east providing services to London Fenchurch Street. The property benefits from good access to the A127 Southend Arterial Road to the north via Laindon High Road.

DESCRIPTION

Secure gated open storage yard with two small workshops served by two level access roller shutters plus ancillary stores, offices, kitchen and male & female WC facilities (the first floor offices are not included). Externally the rear yard is gated and surfaced providing storage/parking. To the front of the site two parking bays are provided (the remainder of the front car is let to another business).

ACCOMMODATION

Workshops	1,951 sq. ft. (181 m ²)
Office & Ancillary	1,308 sq. ft. (122 m ²)
Total	3,259 sq. ft. (303 m²)
Open Storage Yard	11,725 sq. ft. (1,089 m ²)
Total Site Area	0.35 Acres (0.14 Hectares)

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

TENURE

The premises are available upon new lease terms further information upon application.

RENT

£50,000 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 £35,000. 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 D-97.

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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