



UNIT 2
gateway

CHRISTOPHER MARTIN RD | BASILDON | SS14 9AA



TO LET

74,261 SQ FT (6,900 SQ M)
Grade A refurbished industrial/logistics unit



10m eaves height



Fully fitted first floor office



7 dock loading doors



4 level loading doors



Secure 45m yard



255 kVA power supply



Floor loading 50 kN/m²



48 car parking spaces



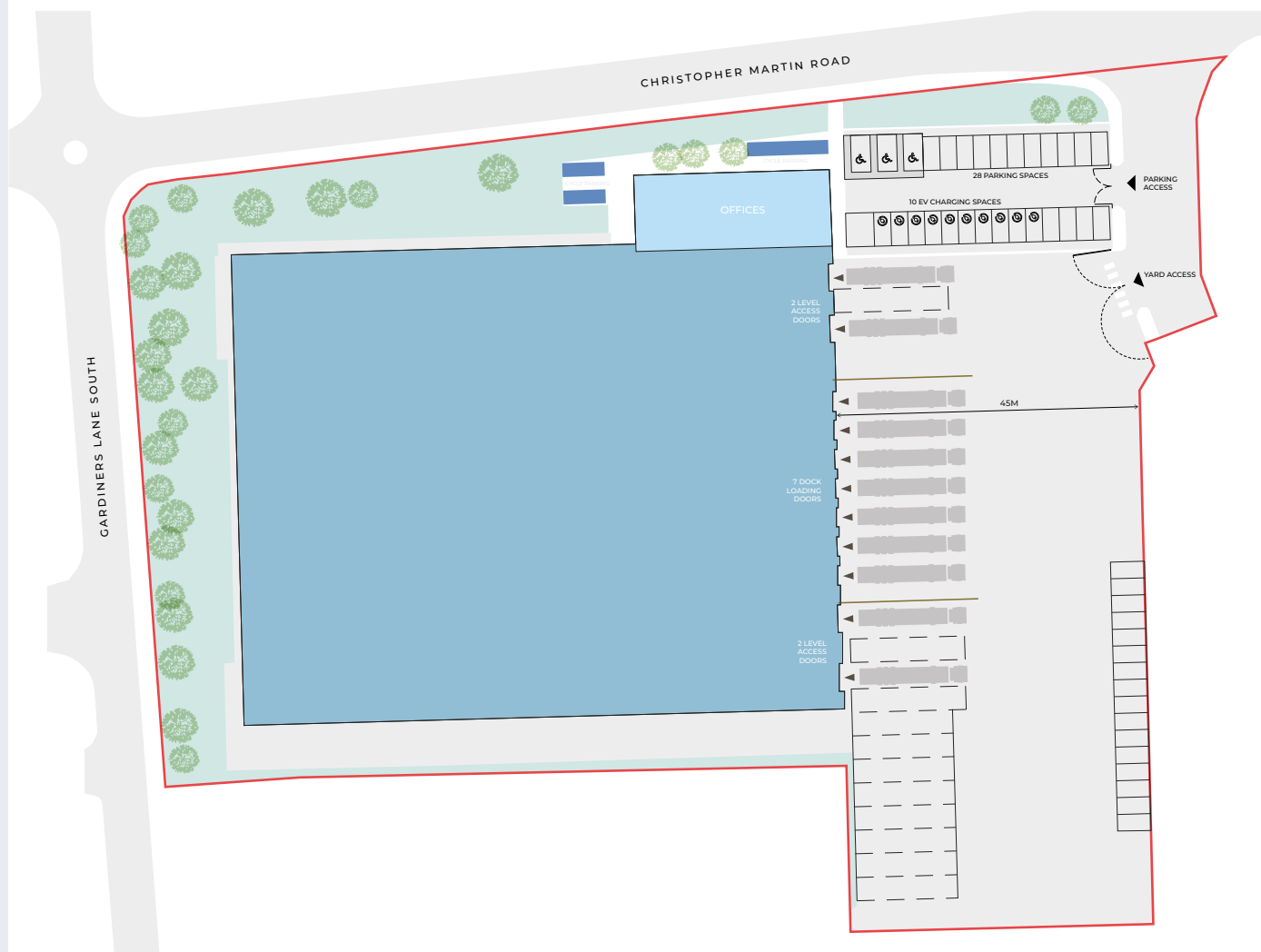
EPC: A

Description

Unit 2 is a high specification, modern warehouse unit on a secure self-contained site with separate car parking area. The property benefits from fully fitted first floor offices, 7 dock and 4 level access loading doors with a yard depth of 45 metres.

Accommodation

Unit 2	Sq Ft	Sq M
Warehouse	70,841	6,582.8
First floor office	3,420	317.7
Total (GEA)	74,261	6,900.5



Location

Basildon is located within the heart of the Thames Gateway region, lying c.32 miles to the east of Central London. It is served by regular rail services to London Fenchurch and Liverpool Street Stations.

The site is accessed directly off Christopher Martin Road, which runs parallel to the A127 Southend Arterial Road, linking M25 junction 29 to the west, Southend-on-Sea to the east or, via the A130, Chelmsford, Colchester and the East Coast Ports. London Gateway is 9 miles to the south.



	Distance (miles)	Drive time (mins)
Basildon	2	5
M25 (J29)	9	11
Chelmsford	13	20
QE2 Bridge	16	18
Central London	32	50
M1 (J6A)	43	53
Birmingham	140	164

Source: Google Maps



	Distance (miles)	Drive time (mins)
Stansted Airport	37	43
London Gatwick	50	75
London Luton	55	90
London Heathrow	70	105

Source: Google Maps



	Distance (miles)	Drive time (mins)
London Gateway	9	16
Felixstowe	62	81
Southampton	123	145
Immingham Dock	202	240

Source: Google Maps



**MAYFLOWER RETAIL PARK
RETAILERS:**

1. Bensons For Beds
2. Tapi Carpets
3. Lidl
4. Superdrug
5. River Island
6. Next
7. Sports Direct
8. M&S Simply Food
9. Dunelm
10. Home Bargains
11. Boots



Viewings

By appointment through the joint sole agents.

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Rent

Upon application.

Terms

New Fully Repairing and Insuring lease on terms to be agreed.

EPC

The unit has an EPC rating of A.

VAT

VAT is applicable at the prevailing rate.

Rateable Value

The Rateable value assigned to the premises by the VOA is £685,000 (1 April 2026). Interested parties should make their own enquiries with Basildon Council.