TO LET

Warehouse / Industrial Unit with First Floor Office

10,001 sq. ft. (929 m²)

UNIT D1 ZENITH INDUSTRIAL ESTATE

Paycocke Road, Basildon, Essex, SS14 3DW

- 28m depth external yard
- 7.2m min. eaves height
- Floor loading 50kN per sq m
- Kitchen & shower
- Level access loading door
- 8.8m max. eaves height
- First floor offices
- Recently refurbished

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

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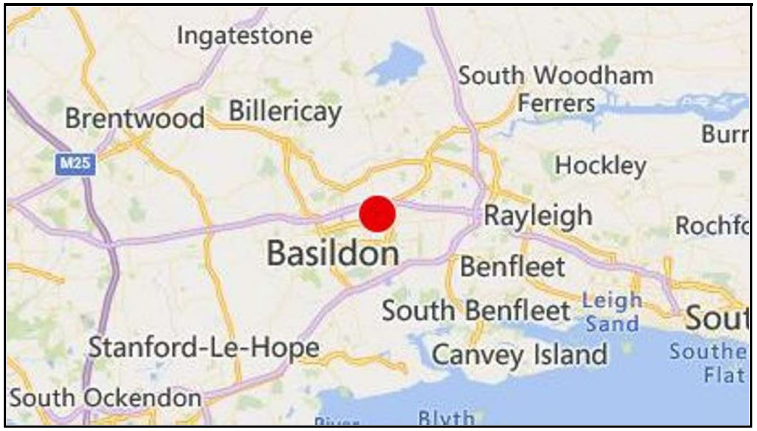
01322 285588



LOCATION
The property is situated on the south side of Paycocke Road on the modern Zenith Industrial Estate within the Cranes Farm Industrial area. Access is provided to the A127 via two nearby junctions at both the A176 and A1245. Basildon is a major commercial centre approximately 30 miles east of Central London and benefits from excellent road communications with two main arterial routes, the A127 and A13, connecting with Central London and the M25 approximately 8 miles to the west. Nearby occupiers include Wolsley, Costa Coffee, Amazon and Case New Holland.

DESCRIPTION
The property comprises a semi-detached warehouse of steel portal frame construction with blockwork inner walls and external elevations of profile metal cladding and low level brickwork. First floor offices are provided. The available accommodation is arranged to provide ground floor open bay warehouse with roller shutter providing loading/unloading. A small office is provided on the ground floor, with male & female w/c facilities plus kitchen & shower, with stairs leading to open plan first floor offices.

ACCOMMODATION

Total	**10,001 sq. ft. (929 m²)**

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

TENURE
Available on a new FRI lease for a term to be agreed.

RENT
£145,000 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 Valuation Office Agency, we believe the Rateable Value to be £120,000 (2026).

EPC
The property has an EPC rating of D.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

CONTACT
Strictly by appointment via joint sole agents:

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