

SIZE:

Detached, self-contained 35,209 sq ft
Unit - situated on a 1.98 Acre Site

DESCRIPTION:

Modern Industrial/
Warehouse Unit With Offices

ENTRY:

Immediate

REFURBISHMENT:

Unit to be Refurbished



FOR SALE / TO LET

IH INTERNATIONAL
HOUSE

Endeavour Drive | Festival Business Park | Basildon | Essex | SS14 3WF

M7 Real Estate



DESCRIPTION

A detached unit situated on a self-contained 1.98 acre site, arranged to provide a modern warehouse. It is of steel portal frame construction with brick/block and profiled metal clad elevation. The two storey ancillary office offers the opportunity for a 'HQ' style warehouse. The warehouse is accessed from the rear through 5 level access loading door via a secure fenced yard. The property benefits from having a separate car park with 68 parking spaces.





ACCOMMODATION (GIA)

Area	sq ft	sq m
Ground Floor Warehouse	17,999	1,672
Ground Floor Office/Ancillary	8,092	751.75
Ground Floor	26,497	2,462
First Floor Office	8,712	809
Total	35,209	3,271
Net Site Area	Circa 1.98 acres	(0.76 Hec)

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

INTERNATIONAL HOUSE



Five Level Access Loading Doors



Heated, cooled and carpeted Office areas



Minimum eaves Height 6.1m rising 7.3m



68 car parking bays



32% site coverage



Pedestrian Lift to first floor



Secure 26m rear yard / loading area

GENESIS

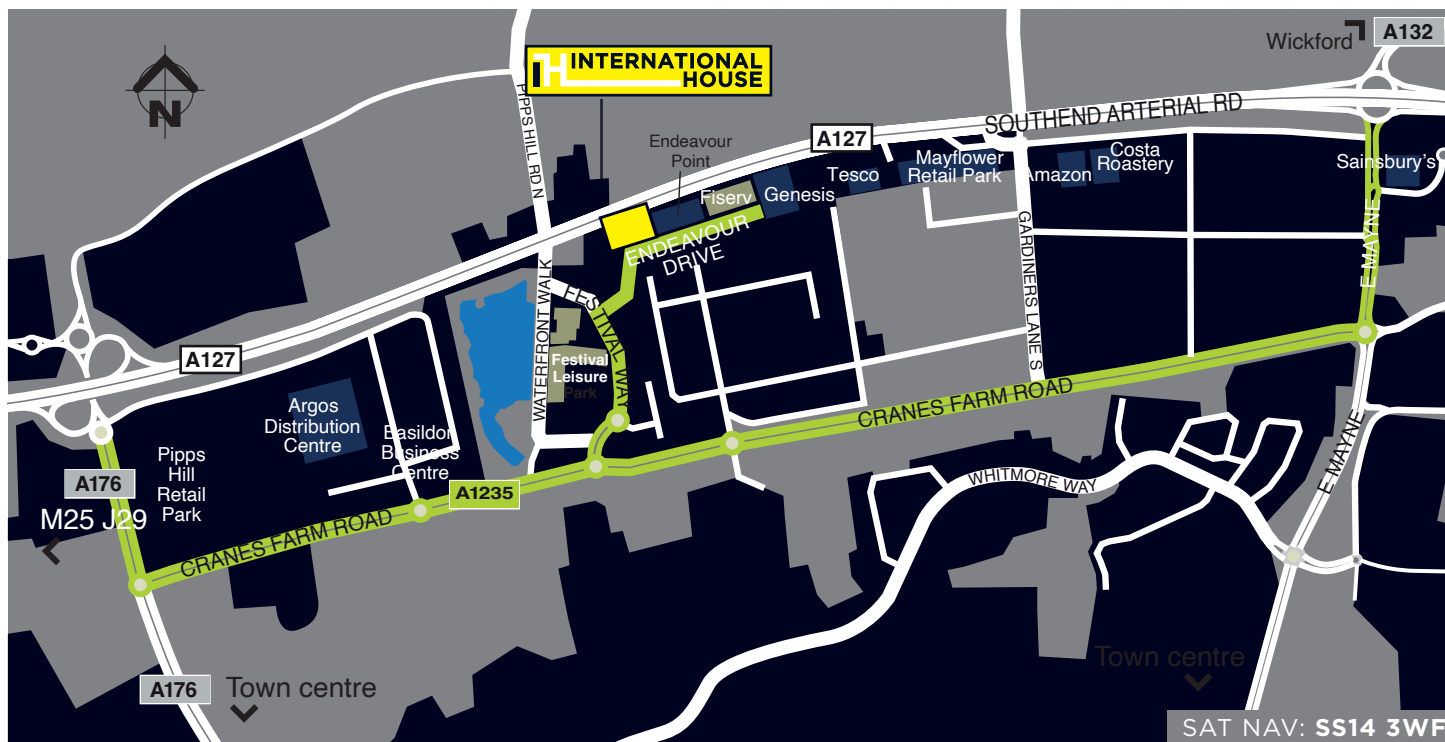
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ENDEAVOUR POINT

A127

ih INTERNATIONAL
HOUSE



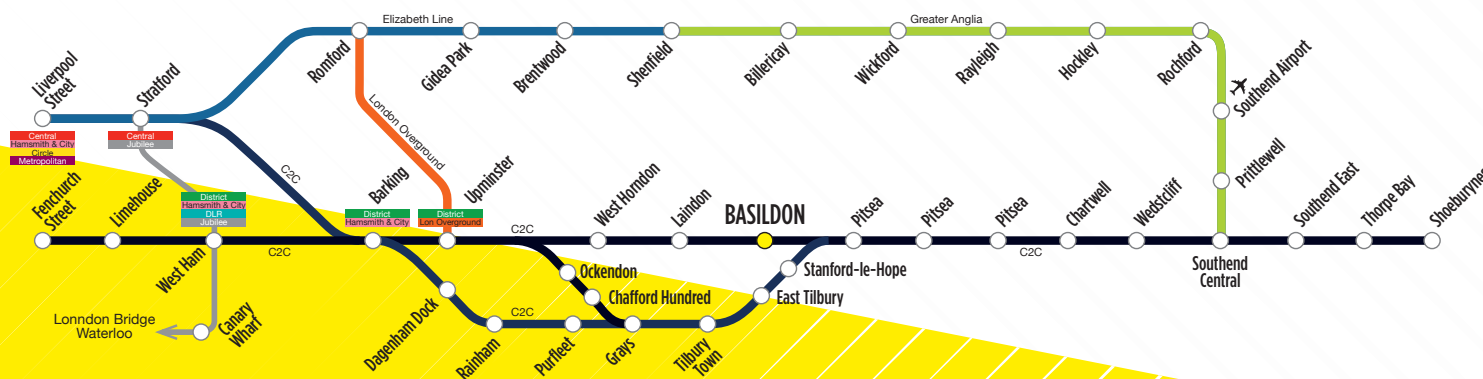


LOCATION

Located at Festival Business Park, Endeavour Drive Basildon, and situated in the Thames Gateway, approximately 30 miles to the east of central London. International House is accessed via the A127 & A132 trunk roads, which provide good communications throughout the South East Essex area, with direct links to Junctions 29 & 30 of the M25, which are approximately 10 miles distant. Basildon railway station provides services to London Fenchurch Street, typically operating every 10 to 15 minutes during peak times.

TRAINS

C2C provides travel to London Fenchurch Street Station.

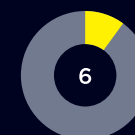


Drive Times

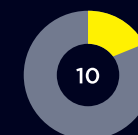
(time in minutes)
Source: Google maps



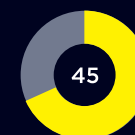
BASILDON TOWN CENTRE



BASILDON RAILWAY STATION



M25/J29



CENTRAL LONDON



TENURE

Available on a freehold or leasehold basis. Further details on application.

PRICE/ RENT

Upon application.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £322,500 for 2026/27. Based upon the Uniform Business Rate we believe the rates payable amount will be £182,910.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

A new EPC has been commissioned.

LEGAL FEES

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

CONTACT

Strictly by appointment
via sole agents:



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