

TO LET

Modern Industrial / Warehouse Unit With W/C & Parking

Approx. 1,500 sq. ft. (139.35 m²) – G.I.A.

UNIT 18, BASILDON BUSINESS CENTRE

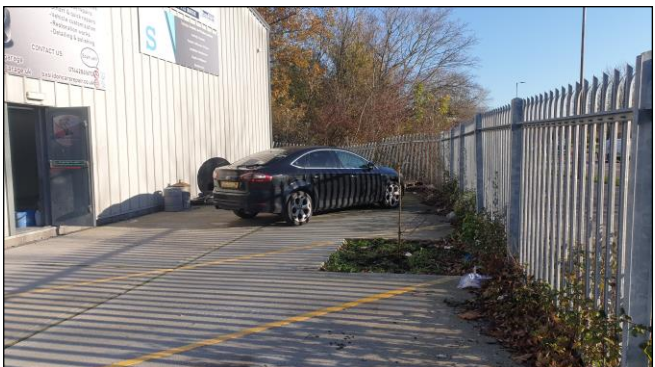
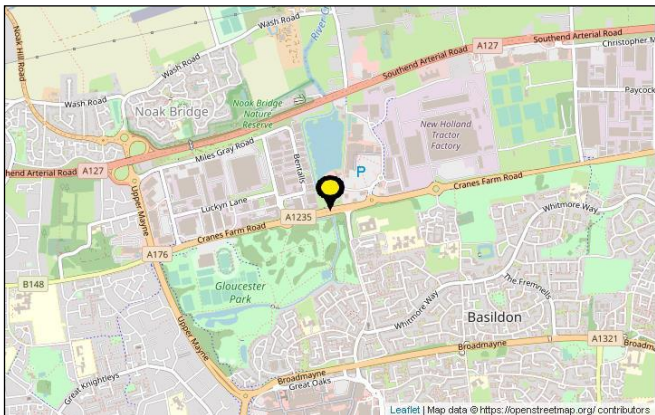
Pipps Hill Industrial Estate, Basildon, Essex, SS14 3FT



- Modern Unit
- 6.5m Max. Eaves
- Front Facing Roller Shutter
- Passing Traffic
- Available From February 2021
- Three Phase Power
- W/C
- Established Business Location

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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LOCATION

Basildon Business Centre is situated in a prominent position within the Pipp's Hill Industrial Area lying between the Pipp's Hill Retail Park and the Festival Leisure Park. The Pipp's Hill Industrial Area lies off the A127 Southend Arterial Road at its junction with West Mayne, thus providing direct access to the M25 (junction 29).

DESCRIPTION

The property comprises a modern warehouse/industrial unit of steel portal frame construction, having a pitched roof covered with profile metal sheeting. The unit provides a front facing roller shutter for loading/unloading, three phase power and W/C. Externally, parking is provided.

ACCOMMODATION

Gross Internal Area 1,500 sq. ft. (139.35 m²)

The above floor areas are approximate and have been provided by the landlord. Interested parties should satisfy themselves as to their accuracy.

TENURE

The premises are available on a leasehold basis for a minimum lease term of 3 years, further details upon application.

EPC

B - 49.

RENT

£15,000 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 Local Authority we are advised the premises has a rateable value of £10,250. Based upon the current Uniform Business Rate we believe the rates payable amount to £5,114.75 for 2020/21. Small businesses may be able to claim 100% business rate relief.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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AB2293-01 (23.11.20)

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