

SMC
Brownill
Vickers

To Let



Modern Two Storey Hybrid Business Unit located in
Laindon, Essex

£26,000 per annum plus VAT

Unit 4 Westpoint, Durham Road, Laindon, Basildon,
SS15 6PH

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- Modern well specified unit comprising warehouse and office space
- Good access to the A127 and A13 to Southend, Romford, Pitsea, Grays, M25 Motorway, etc
- Versatile space which could be altered to suit occupier requirements
- 2 car parking spaces within gated courtyard
- Gas central heating to offices and air conditioning

Description

The property comprises a modern two storey hybrid unit / business unit built in 2008. The internal accommodation includes a warehouse / production area to the ground floor, with office space to the first floor.

The ground floor warehouse area benefits from a electronically operated roller shutter (3.67m width x 3.2m height). Warehouse eaves height approximately 3.69m.

The accommodation includes suspended ceiling, concrete floor, carpets, air conditioning, kitchenette and WC facilities to both floors, gas central heating (to the offices), intruder and fire alarm systems.

There are two allocated parking spaces to the front of the unit within a gated courtyard area with a further three spaces for visitors.

The property is accessed off Durham Road and with an exit to Wrexham Road.

Location

The property is located on West Point off Durham Road in Laindon, which is a suburb of Basildon in Essex. The location is close to Durham Road junction with High Road, which in turn provides access to the Southend Arterial Road (A127).

The property is approximately 0.3 miles from Laindon rail station (C2C Line to London Fenchurch Street). This area is an established office and industrial location with a number of relatively modern commercial developments in the area that stretches towards the A127.

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Unit 4 West Point II, Durham Road, Basildon, Essex, SS15 6PH

Description: Workshop and premises

Rateable Value: £8,200 (£10,000 from April 2023)

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

Commute / Travel

Basildon: 11 minutes (by road)

Southend: 31 minutes (by road)

Brentwood: 16 minutes (by road)

Billericay: 13 minutes (by road)

Upminster: 19 minutes (by road)

Romford: 35 minutes (by road)

London - Fenchurch Street: 44 minutes (by train)

Lease Terms

The property is available on a new lease for a minimum of 3 years with the tenant responsible for repair, decoration, property insurance premium, rates, service charge and utility charges.

Rent

£26,000 pa, payable quarterly in advance. VAT will be payable on the rent.

Service Charge

A service charge will be payable. Further details upon request.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (82)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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