

INVESTMENT FOR SALE

APPROX 7,367 Sq Ft (684.39 Sq M)



**Wilbur House
Swinbourne Road
Basildon Essex
SS13 1LW**

Location:

The property is located on Burnt Mills Industrial Estate in Basildon, Essex. Basildon lies 30 miles east of central London, with good road links from the A127 to the north and A13 to the south of the town to the M25 Motorway and Dartford Crossing.

Description:

The property consists of ground floor offices measuring approx 1,665 sq ft, a first floor office area measuring approx 1,667 sq ft and warehouse measuring approx 4,045 sq ft. The site provides ample parking and yard area measuring approx 7,028 sq ft.

Accommodation:

The premises have been measured on a net internal basis.

Ground Floor Offices:	1,665 Sq Ft	154.68 Sq M
First Floor Offices:	1,667 Sq Ft	154.87 Sq M
Warehouse:	4,045 Sq Ft	375.79 Sq M

Yard and Parking: **7,028 Sq Ft 652.92 Sq M**

Lease:

The property is let on FRI lease for a term of 80 years from 24/10/1974 to DHL Express (UK) Limited sublet to Secretary of State for Health for 15 years from 24/12/2015 at a rent of £48,000 per annum + VAT.

Price:

£800,000 + VAT for the Freehold exclusive.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

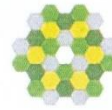
Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



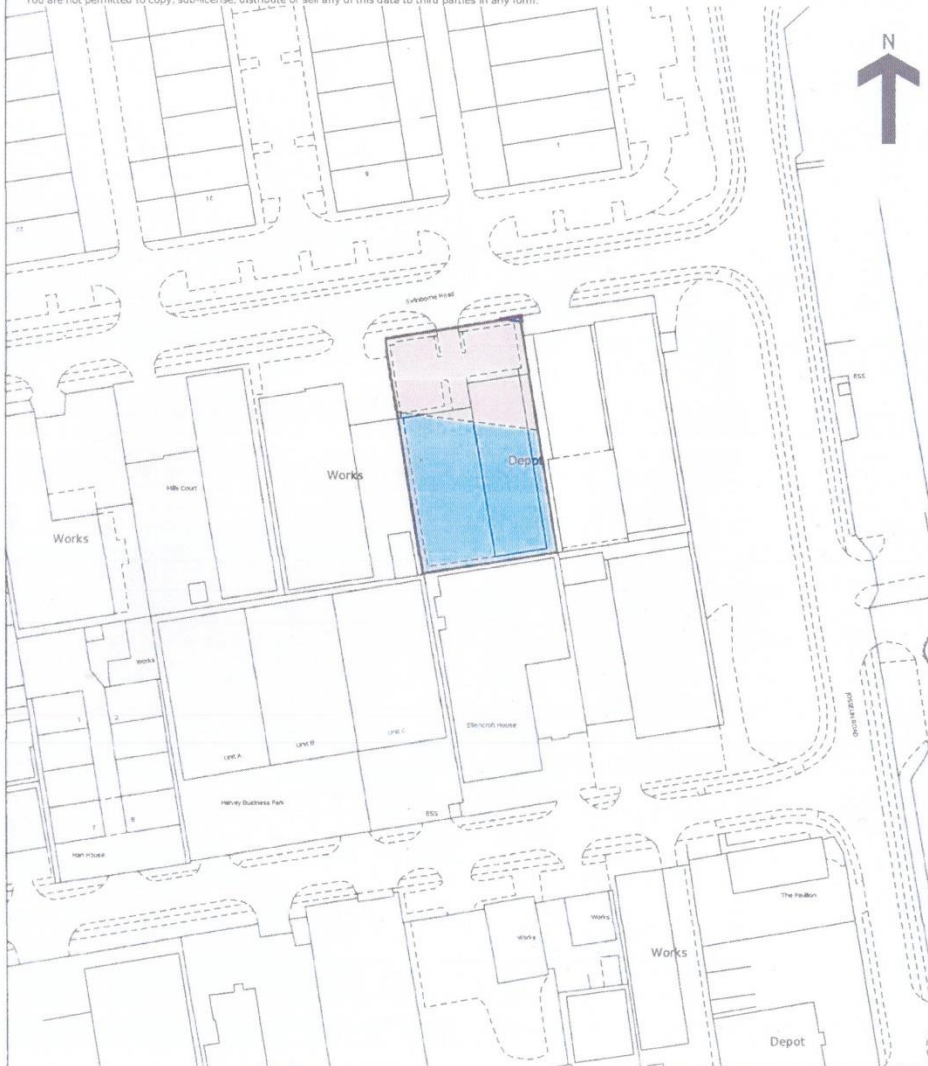
Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk

HM Land Registry
Current title plan

Ordnance Survey map reference **TQ7490SW**
Scale **1:1250**
Administrative area **Essex : Basildon**



© Crown copyright and database rights 2016 Ordnance Survey AC0000851063
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 31 January 2025 at 18:54:59. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk