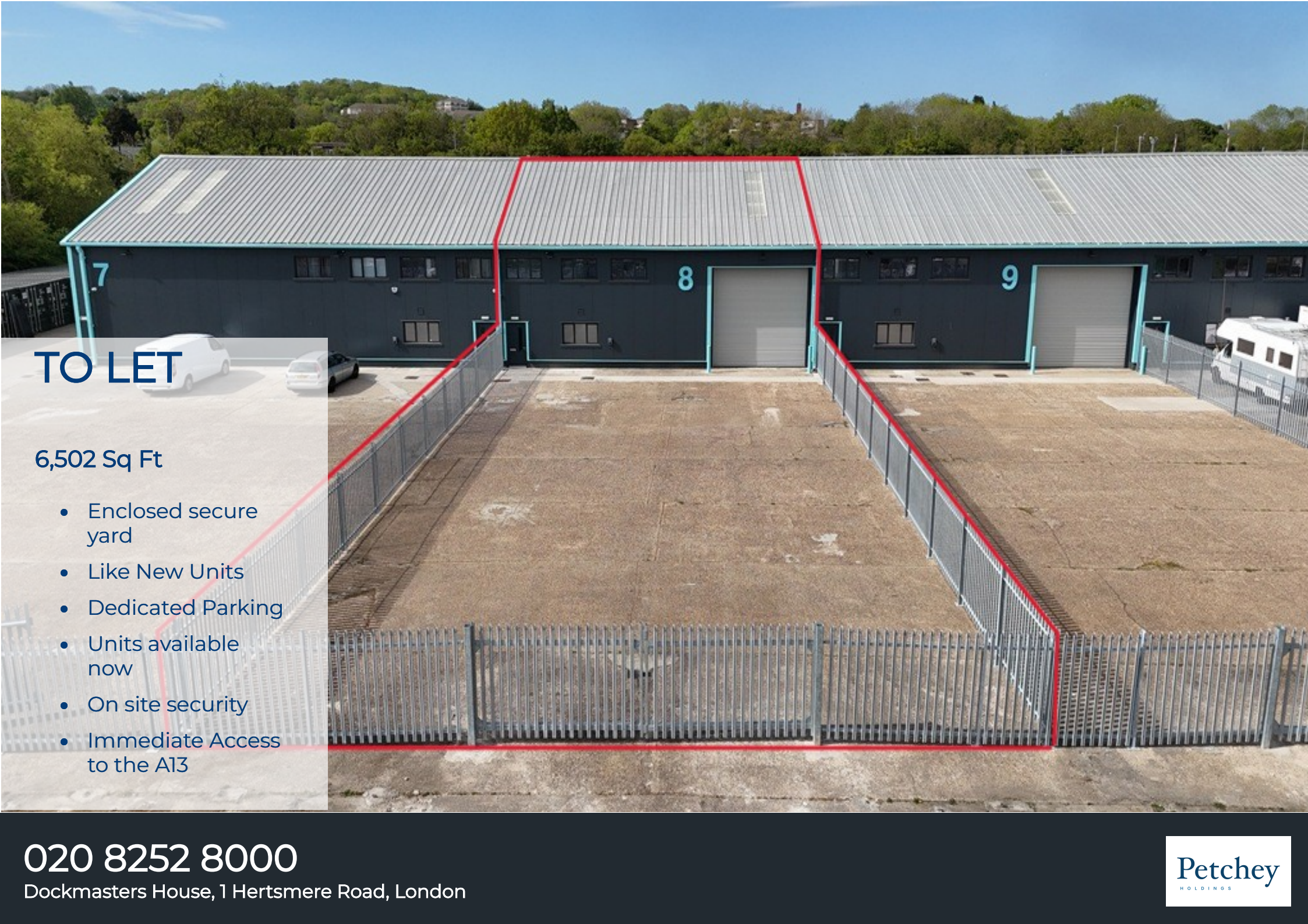




**TO LET**

**6,502 Sq Ft**

- Enclosed secure yard
- Like New Units
- Dedicated Parking
- Units available now
- On site security
- Immediate Access to the A13

**020 8252 8000**

Dockmasters House, 1 Hertsmere Road, London

**Petchey**  
HOLDINGS

## UNIT 8, KIERBECK BUSINESS PARK, WHARF LANE, VANGE, BASILDON, ESSEX, SS16 4SW

Unit 8 provides approximately **6,502 sq ft** of warehouse / industrial accommodation with **dedicated office space** and an **enclosed secure yard**, located within the secure and well-established **Kierbeck Business Park** in Basildon.

The unit forms part of a modernised industrial estate offering 'like-new' accommodation, dedicated yard space, new roofs, new cladding and on-site security. Unit 8 is well suited to occupiers seeking practical warehouse space with office provision, secure external space and dedicated parking / yard facilities.

Kierbeck Business Park provides immediate access to the **A13**, with excellent onward connections to the **A127** and **M25**, making it a strong location for warehouse, storage, distribution or light industrial occupiers.

### Location

Kierbeck Business Park is located on **Wharf Lane, Vange, Basildon**, between the two Basildon junctions of the **A13**.

Basildon is situated within the Thames Gateway, approximately 30 miles east of Central London, and is accessed via the **A127** and **A13** trunk roads. These provide strong road communications throughout South Essex and direct links to the **M25**, approximately 10 miles away.

Basildon mainline railway station provides services to **London Fenchurch Street**.

Nearby railway stations include:

**Pitsea Station** – approximately 0.8 miles

**Basildon Station** – approximately 1.6 miles

**Laindon Station** – approximately 2.9 miles

### Legal Costs

Each party to bear their own legal costs incurred.

### Accommodation

The property provides approximately **6,502 sq ft (604 sq m)** of warehouse / industrial accommodation with dedicated office space, dedicated parking and an enclosed secure yard.

### VAT

VAT may be applicable.

### Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

### Tenure

The premises are available on a new **Full Repairing and Insuring Lease** for a term of years to be agreed.

### Service Charge

Further information is available upon request.

### Additional Information

#### Rent

**£86,151 per annum**

This equates to approximately **£7,179 per calendar month** and **£13.25 per sq ft**.

#### EPC

EPC information will be available upon completion.

#### Viewing

Strictly by appointment through Petchey Holdings.

**Joseph Lambert**  
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