



TO LET

28,198 Sq Ft

- 2,049 Sq.Ft Warehouse Unit Also Available
- Secure Gated Site
- Flat & Fully Concreted Yard
- Immediate Access To The A13
- New Lease
- On Site Security

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 14, KIERBECK BUSINESS PARK, WHARF LANE, VANGE, BASILDON, ESSEX, SS16 4SW

Unit 14 provides a substantial open storage opportunity within **Kierbeck Business Park**, a secure and well-established industrial park with immediate access to the **A13**.

The available accommodation comprises a hard concreted open storage yard with gated access and secure boundary fencing, making it well suited to occupiers requiring external storage, vehicle parking, plant storage, logistics support or operational yard space.

The site benefits from on-site security and forms part of an established industrial estate offering a mix of warehouse, industrial and open storage accommodation.

A warehouse unit is also available, providing further flexibility for occupiers seeking a combination of yard and covered storage accommodation.

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 site provides approximately **28,198 sq ft (2,620 sq m)** of available accommodation, comprising a flat, fully concreted open storage yard with secure gated access and boundary fencing.

A warehouse unit is also available by separate arrangement.

VAT

All rents, prices and premiums are exclusive of VAT.

Planning Information

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

Additional Information

Rent

£120,000 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

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