

## TO LET (MAY SELL)

### Modern Light Industrial/Warehouse Unit With High Quality Office Accommodation

Approx. 9,920 Sq. Ft – (921.61 Sq. M.) - G.I.A.

Plus Mezzanine Storage 1,477 Sq. Ft (137.21 Sq. M.)

**6 MONTHS RENT FREE INCENTIVE AVAILABLE\***

## UNIT 15, CARNIVAL PARK

Carnival Close, Basildon, Essex, SS14 3WN

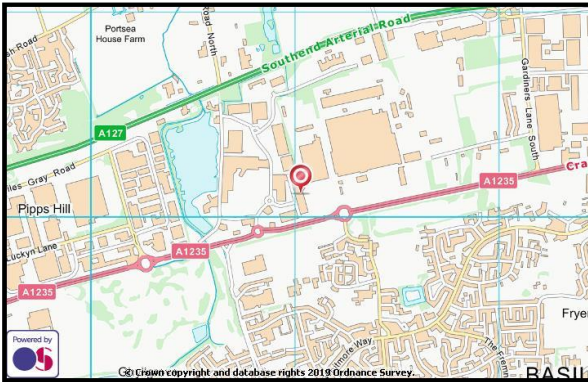
**6 MONTHS  
RENT FREE\***

- Single Surface Level Loading Door
- Separate Loading Area
- Ground Floor Showroom/Office
- High Quality First Floor Offices
- On-site Kitchen & Shower Facilities
- May Sell Freehold
- Air Conditioned (not tested)
- 7m Eaves Height Rising To 10m At The Apex
- Mezzanine Storage To Rear
- 10 Demised Parking Spaces

**KEMSLEY**  
PROPERTY CONSULTANTS

**01268 532425**

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## LOCATION

Basildon is located in Essex 25 miles to the east of central London and 11 miles south of Chelmsford and is one of the key industrial centres in the eastern M25 region. Carnival Park is located in a prominent position adjacent to the Festival Leisure Park and with profile to the busy A1235 Cranes Farm Road. Extensive local Leisure and other amenities are close by. Access is available to the A127 via the A176 Upper Mayne which connects with Junctions 29 and 30/31 of the M25 approximately 8 miles to the west.

## DESCRIPTION

A mid terrace industrial/warehouse unit featuring steel portal frame construction with blockwork inner walls and profile metal cladding to external elevations. The property has a single surface level loading door with an external yard laid to concrete. The available accommodation is arranged to provide ground floor reception, office/showroom, kitchen and shower room leading to an open bay warehouse with rear mezzanine storage. To the first floor, a modern open plan office leads to several smaller offices with glass partitions, plus board room/meeting room and kitchen. Male and female W/C facilities are provided on both floors. A large roller shutter provides access for loading/unloading. Externally, allocated parking is provided for 10 vehicles.

## RENT FREE INCENTIVE\*

Subject to an agreeable 5 year lease term, 6 months rent free is available to the ingoing tenant.

## ACCOMMODATION

G/F Warehouse	5,809 Sq. Ft.	(539.7 Sq. M.)
G/F Office	2,053 Sq. Ft.	(190.7 Sq. M.)
<b>Total Ground Floor</b>	<b>7,862 Sq. Ft.</b>	<b>(730.4 Sq. M.)</b>
First Floor Offices & Ancillary	2,056 Sq. Ft.	(190.97 Sq. M.)
<b>TOTAL</b>	<b>9,920 Sq. Ft.</b>	<b>(921.61 Sq. M.)</b>
<b>PLUS STORAGE MEZZANINE</b>	<b>1,477 Sq. Ft.</b>	<b>(137.21 Sq. M.)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## EPC

C - 61.

## TENURE

The premises is available upon a leasehold basis, further details upon application. Alternatively, the landlord may sell the freehold.

## RENT

£105,000 per annum exclusive.

## PRICE

On application.

## 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 £68,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £35,072 for 2020/21.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment:

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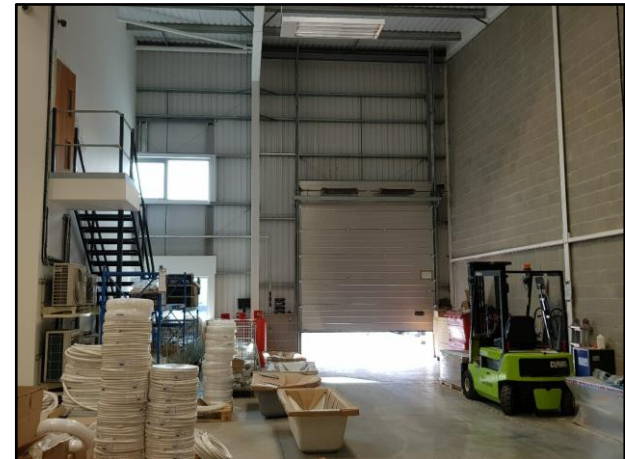
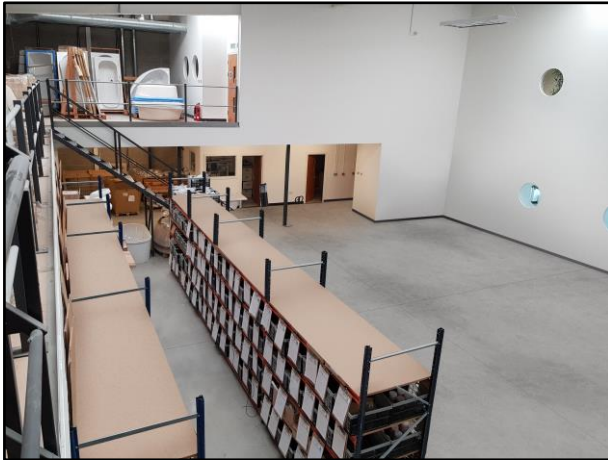
AB2160-06 (03.09.20)

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