

## TO LET

Refurbished Industrial / Warehouse Unit

Approx. 1,272 Sq. Ft. (118.17 Sq. M.) G.I.A.

## UNIT 8, SAFFRON COURT

Southfields Industrial Park, Laindon, Basildon, Essex, SS15 6SS

8

- Newly Refurbished
- New Electric 3m Roller Shutter
- New W/C Facilities
- Rear Loading / Turning Circle
- Open Plan / No Offices
- Available From 20 December 2020
- Three Phase Power
- On Site Car Parking
- Established Business Location

**KEMSLEY**  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Laindon is situated in the Thames Gateway approximately 30 miles to the east of central London and 2 miles to the north west of Basildon, accessed via the A127 Arterial Road and A13 trunk road, which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Laindon has a main line railway station providing regular services to the City. Saffron Court is strategically located within the heart of the Southfields Industrial Area, a major commercial centre in South Essex.

## DESCRIPTION

Saffron Court comprises 42 business units of varying sizes situated in landscaped surroundings with 24 hour access, and CCTV. The available unit is a fully refurbished warehouse with rear sectional shutter door providing loading/unloading to the warehouse/industrial area, plus three phase power & W/C facilities. Externally, the estate benefits from three communal car parks providing ample parking, plus the loading forecourt.

## AGENTS NOTE

Motor trade is not permitted.

## ACCOMMODATION

Total 1,272 Sq. Ft. (118.17 Sq. M.)

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

## TENURE

The premises are available upon a leasehold basis for a minimum three year term, further details upon application.

## EPC

An EPC has been commissioned.

## RENT

£16,500 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

To be re-assessed.

## 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 via sole agents:

David Sewell

Tel: 01268 290 299 / 07837 409 316

Email: david.sewell@kemsley.com

Ashley Pearson

Tel: 01268 290 298 / 07813 973 113

Email: ashley.pearson@kemsley.com

AB2200-02 (16.09.20)

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

