

FOR SALE / TO LET

Mid Terraced Industrial Premises

Approx. 2,595 Sq. Ft. (241.08 Sq. M.) G.I.A.

UNIT 8, BOWLERS CROFT

Basildon, Essex, SS14 3EG



- Freehold Available or;
- New Lease Available
- Well Established Industrial Estate
- Offices To Front
- Rear Roller Shutter Access
- On Site Parking Available

KEMSLEY
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

The property occupies a central position on the well established Bowlers Croft estate. It comprises a mid-terraced industrial premises offering two office areas, kitchen and w/c facilities and a large open workshop area. An extension has been added to the rear, enclosing what would have once been an external yard area, but now provides an additional workspace. Parking is available on the estate on a first come first serve basis.

ACCOMMODATION

Total 2,595 Sq. Ft. (241.08 Sq. M.)

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

TENURE

Our client would consider a Freehold sale and letting the property on a new fully repairing and insuring lease.

EPC

An EPC has been commissioned.

RENT

£23,500 per annum exclusive.

PRICE

Offers in excess of £300,000 exclusive.

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 £13,000. Based upon the current Uniform Business Rate we believe the rates payable amount to £6,487 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.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

Ashley Pearson
Tel: 01268 290 298 / 07813 973 113
Email: ashley.pearson@kemsley.com

David Sewell
Tel: 01268 290 299 / 07837 409 316
Email: david.sewell@kemsley.com

AB2252-01 (21.07.20)



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.