

8 CHESTER HALL LANE  
BASILDON | SS14 3BG

Rare freehold opportunity  
Industrial warehouse for sale

33,932 ft<sup>2</sup> (3152.38 m<sup>2</sup>)

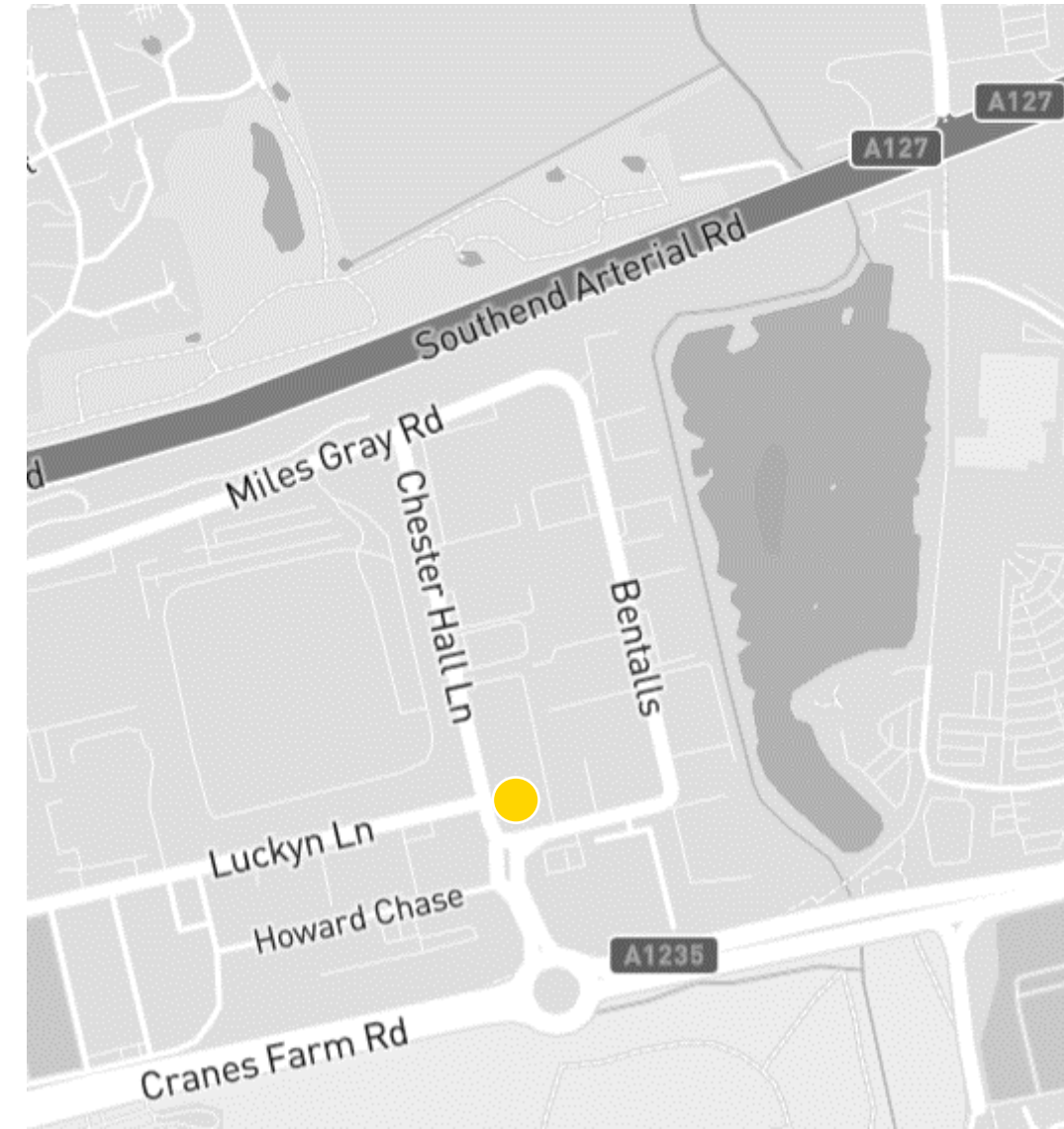


STRETTONS

Location

The property is situated on Chester Hall Lane, just off the A127 in Basildon and only 30 miles from The City of London. The A127 links with the M25 to the east (7.8 miles) and the A13 to the west (3 miles) with Tilbury docks being just 12 miles away.

The property also benefits from good public transport links, with Basildon Railway Station being just 1.8 miles away or a 4-minute bus journey from the B&Q bus stop on Miles Gray Road which is just a 10-minute walk.



Connectivity

**ROAD**

A127	1.9 miles
M25	7.8 miles
A13	3 miles

**TRANSPORT**

BASILDON RAIL STATION	1.8 miles
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## Description

The property is a detached, self-contained industrial/warehouse premises of brickwork construction underneath a saw-tooth pitched profile-clad roof with translucent roof lights, offering a good level of light.

The property occupies a total site area of approximately 1.25 acres with 40+ parking spaces, newly refurbished offices, gas and a 315 amp 3 Phase power supply.

ACCOMMODATION	FT <sup>2</sup>	M <sup>2</sup>
MAIN BUILDING	15,322	1423.46
REAR UNIT	18,610	1728.92
<b>TOTAL INTERNAL AREA</b>	<b>33,932</b>	<b>3152.38</b>

*Applicants should satisfy themselves as to the correctness of the details*

## Amenities

- Self-contained unit with a secure yard
- 3 Phase power (236 kVA)
- Loading and parking facilities
- 5 roller shutter doors
- Clear internal height of 4.5m

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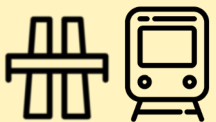
3 PHASE  
POWER



5 ROLLER  
SHUTTER DOORS



LOADING AND  
PARKING  
FACILITIES



TRANSPORT &  
ROAD LINKS



CLEAR INTERNAL  
HEIGHT OF 4.5M

**TENURE:**

Freehold

**PRICE:**

On application

**RATEABLE VALUE:**

The current rateable value is £125,750, which will be rising to £179,000 from April 2023

**LEGAL COSTS:**

Each party to bear their own costs

**EPC:**

TBC

**VAT:**

VAT is applicable

**AML:**

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements



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