

BASILDON



TO LET

Southfields Industrial Estate
1B
Christy Court
Basildon
SS15 6TL

INDUSTRIAL
4,000 SQ. FT. (372 SQ. M.)



Flourescent lighting



Allocated parking



Suspended Celings



Three Phase power



Rent only £35,940 on a 1 year lease



Ayers & Cruiks
COMMERCIAL

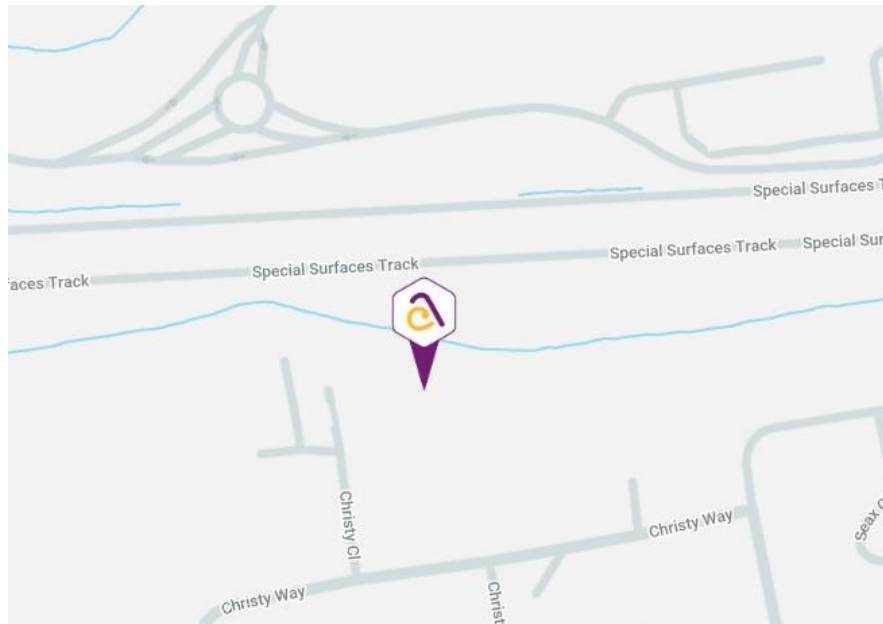
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated within the Southfields Business Park, an established area of commercial property in the Laindon district of Basildon. Close proximity to the A127 which provides easy access to surrounding areas with the M25 approximately eight miles to the west.

Modern mid-terraced industrial unit of steel portal frame construction with part brick clad elevations under a lined insulated roof incorporating translucent panels.



ACCOMODATION

	SQ. FT.	SQ. M.
FLOOR AREA	4,000	372
TOTAL	4,000	372

TERMS

All properties apply; Flexible or longer tenancy options.

EPC

Awaiting EPC

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Council on 01268533333

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£35,940 per annum exclusive

VAT

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk