# **BASILDON**



## TO LET

16 Swinbourne Court Swinbourne Road Basildon SS13 1QA

## **INDUSTRIAL** 4,685 SQ. FT. (435 SQ. M.)

**1** Industrial Unit











### **DESCRIPTION AND LOCATION**

Swinborne Court is located where Harvey Road meets Swinborne Road in the Burnt Mills Industrial Area. It's easy to get to the nearby A127, which leads to the M25 (Junction 29) about 10 miles west. Also, within five miles to the east, the A130 connects to the East Coast ports via the A12.

The property is an end-terrace industrial/warehouse unit constructed with a steel portal frame. It features brick and block walls, profile cladding on the upper sections, and a single-sloped roof. A restroom facility is located at the front of the unit. Inside, there is industrial/warehouse space along with a mezzanine floor. Outside, there is a loading area and parking available.

The Mezzanine can be removed if required, giving you a maximum eaves height of 6.6 Sq.m



#### **ACCOMODATION**

	SQ.FT.	SQ.M.
Warehouse	2,365	220
Mezzanine	2,320	216

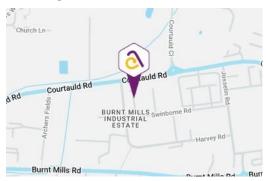
TOTAL	4,685	435

#### **TERMS**

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

#### **EPC**

Awaiting EPC



#### **BUSINESS RATES**

Ratable Value UBR Ratable Payable £19.750 49.9 £9.855.25

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533 333

#### **LEGAL COSTS**

Ingoing tenants are responsible for the landlord's reasonable legal costs

#### **TENURE**

Leasehold

#### **RENT**

£32,500 per annum exclusive

#### **VAT**

Plus VAT If Applicable

#### **VIEWING**

Strictly by prior appointment via landlords appointed agents Avers&Cruiks

#### Misrepresentation Act 1967

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