

BASILDON



TO LET

16 Swinbourne Court
Swinbourne Road
Basildon
SS13 1QA

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



Industrial Unit



Electric Roller Shutter



Allocated Parking Spaces



Steel Portal Frame



Rent Only £32,500 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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 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.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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