

BASILDON



TO LET

3

Bowlers Croft

Basildon

SS14 3EG

INDUSTRIAL
1,898 SQ. FT. (176 SQ. M.)



Industrial Unit



Ample Parking



New Lease Available



Kitchenette & WC



Rent Only £20,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

An industrial unit located at the front of the well-established Bowlers Croft Industrial Estate, accessible via the main Honeywood Road in Basildon.

The premises features open-plan industrial space, with office space to the front and W.C.s to both the warehouse and office. There is a roller shutter to the rear leading onto a rear yard, pedestrian access to the front, and ample communal parking.



ACCOMODATION

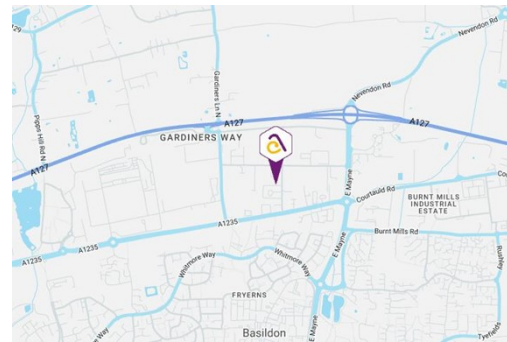
	SQ.FT.	SQ.M.
Warehouse	1,898	176
TOTAL	1,898	176

TERMS

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

EPC

Awaiting EPC



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.

BUSINESS RATES

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

£20,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruik



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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

CHELMSFORD OFFICE

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