

BASILDON



FOR SALE

2

Bowlers Croft

Basildon

SS14 3EG

INDUSTRIAL

2,041 SQ. FT. (190 SQ. M.)



INDUSTRIAL UNIT



FREEHOLD FOR SALE



POPULAR INDUSTRIAL ESTATE



ADJACENT UNIT ALSO
AVAILABLE



PRICE ON APPLICATION



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 Honywood Road in Basildon.

The premises features open plan industrial space with office space to the front and W.Cs to both the warehouse and office. There is a roller shutter to the rear leading onto a rear yard of approximately 624 sq. ft. and pedestrian access to the front and ample communal parking.

The property is currently let at £12,600 per annum until August 2026. We feel the rent is currently well below current market rent with the most one of the most recent lettings achieving in excess of £20,000 per annum.

The adjacent unit is also available. Please enquire for further details.

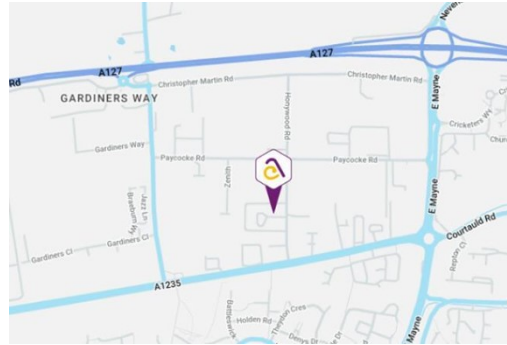


ACCOMODATION

	SQ. FT.	SQ. M.
FLOOR AREA	2,041	190
TOTAL	2,041	190

EPC

Awaiting EPC



BUSINESS RATES

Ratable Value UBR Ratable Payable
£15,500 49.9 £7,734.50

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

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Freehold

PRICE

Price on Application

VAT

Plus VAT if applicable

VIEWING

Strictly by prior appointment via vendors 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.



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