

TO LET / FOR SALE

TWO ADJOINING WAREHOUSE
BUILDINGS WITH SECURE YARDS

18,064 - 51,174 SQ FT

BURNT MILLS 9

UNITS 9A / 9B HARVEY ROAD
BURNT MILLS INDUSTRIAL ESTATE
BASILDON, ESSEX, SS13 1QJ

GLENNY

 **JLL**

9 BURNT MILLS

UNITS 9A / 9B HARVEY ROAD | BURNT MILLS INDUSTRIAL ESTATE | BASILDON | ESSEX | SS13 1QJ

9 Burnt Mills is a new warehouse development located in Basildon, it is strategically located in the heart of the established Burnt Mills Industrial Estate. A premier location for industrial and logistics serving the South East region, with much of the local vicinity occupied by a number of national and international occupiers.

Positioned near the A127, which gives direct access to the M25 (Junction 29) in just 10 minutes, enabling further access into central London and also onto the wider motorway network across the UK. The Midlands can be reached in under 3 hours.

The development will comprise two semi-detached industrial/warehouse units on a secure and self-contained site. The structure is of steel portal frame construction with clad elevations with a pitched lined roof with a central valley gutter.

The buildings will have a height to eaves of 10 metres with substantial glazing to the front elevation along with pedestrian access and two electrically operated roller shutter doors. The site will be secured in metal fencing and will be accessed via an electrically operated sliding gate.



**Brand-New Modern
Warehouse Construction**



**Adjoining
Warehouses**



**Fitted to Occupier
Requirements**



**Self-Contained
Secure Yards**



**Situated on a
Popular Estate**



**Excellent
Road Connections**

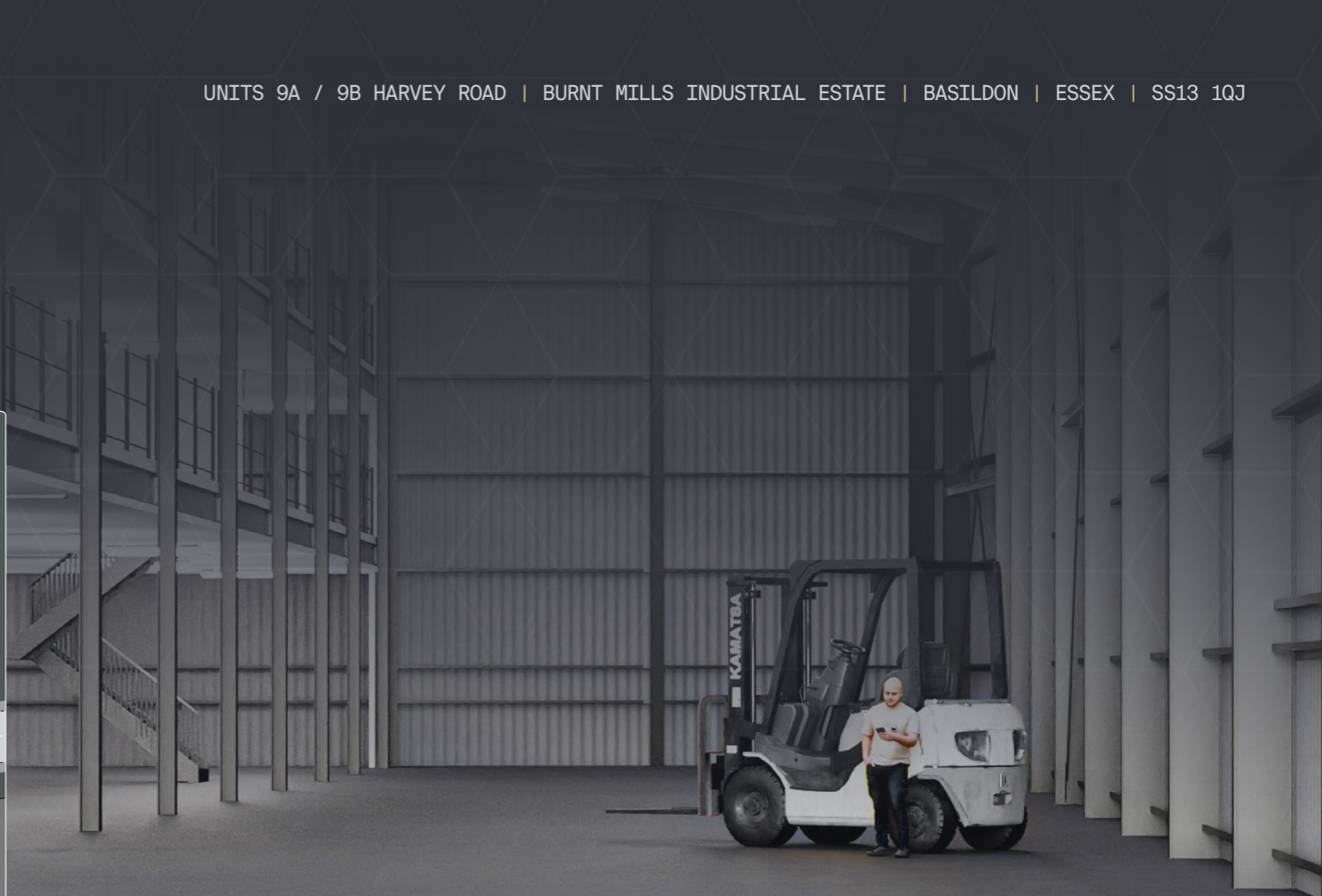


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TWO ADJOINING WAREHOUSE BUILDINGS WITH SECURE YARDS

18,064 – 51,174 SQ FT



10m Clear
Internal Eaves



50kN/m2
Floor Loading



16Kw
PV Panels



3 Phase
69Kva Supply



Provisions
For Internal Lift



Concrete Ribbed Deck
Mezzanine Floors



Electric Roller
Shutter Doors

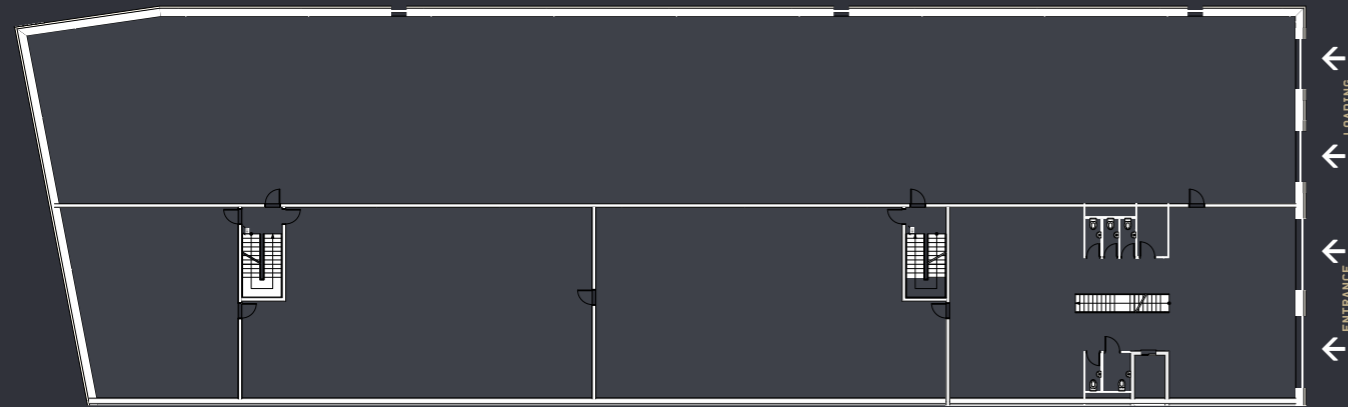


Fibre BT
Connection

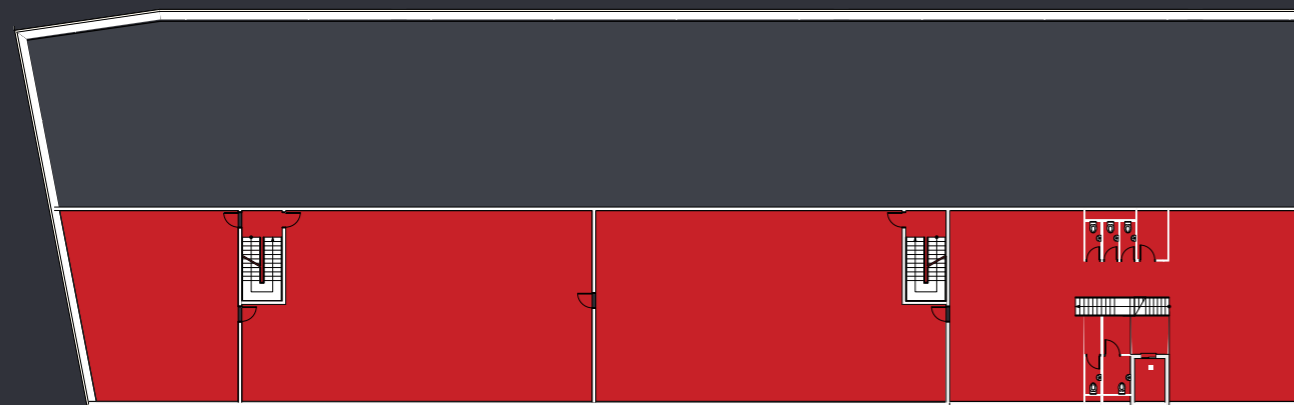
Unit A will benefit from two substantial load bearing mezzanine floors covering approximately 50% of the ground floor area which can again be retrospectively fitted subject to an occupiers requirements as office/production/storage areas.

Unit B will benefit from first and second floor mezzanine areas which can be retrospectively fitted for office/storage and welfare accommodation. Both have the ability to install a lift access between the floors.

UNIT A | AREA SCHEDULE



WAREHOUSE (GROUND FLOOR)



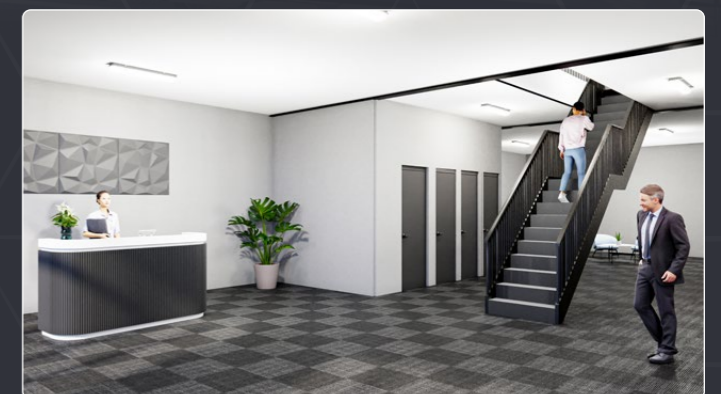
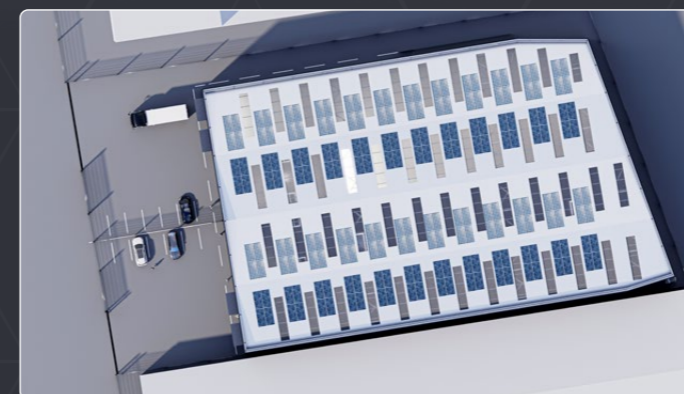
FIRST FLOOR MEZZANINE



SECOND FLOOR MEZZANINE

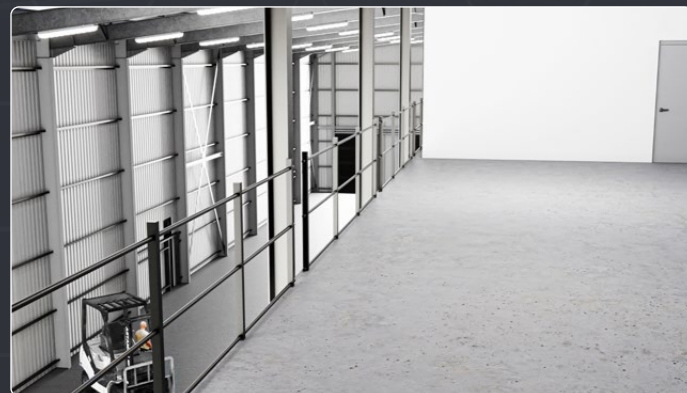
ACCOMMODATION

ACCOMMODATION	SQ M	SQ FT
Warehouse (Ground Floor)	1,544	16,620
First Floor Mezzanine	766	8,245
Second Floor Mezzanine	766	8,245
TOTAL (GEA)	3,076	33,110



UNIT B | AREA SCHEDULE

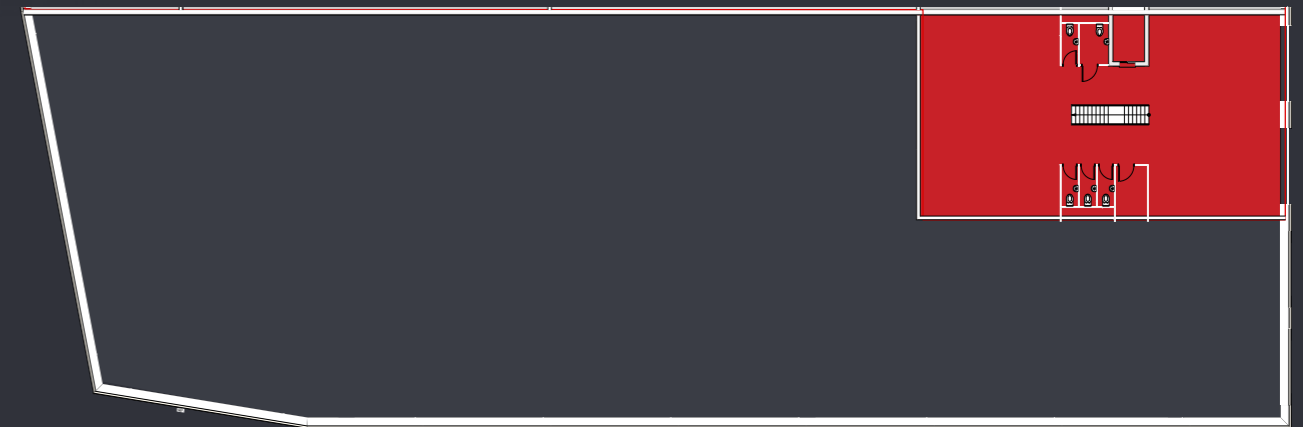
ACCOMMODATION	SQ M	SQ FT
Warehouse (Ground Floor)	1,238	13,326
First Floor Mezzanine	220	2,369
Second Floor Mezzanine	220	2,369
TOTAL (GEA)	1,678	18,064



WAREHOUSE (GROUND FLOOR)



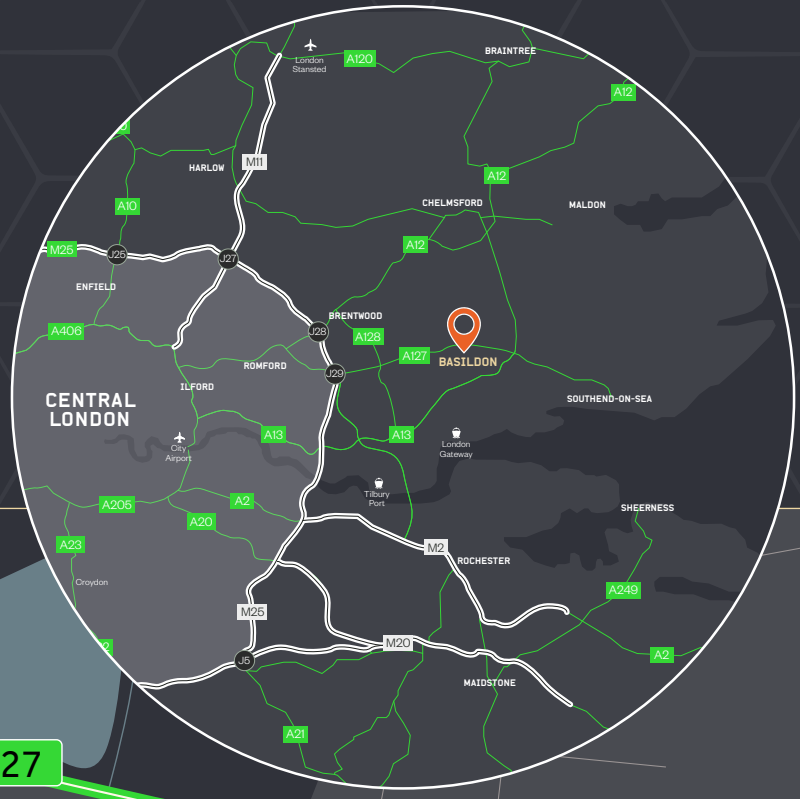
FIRST FLOOR MEZZANINE



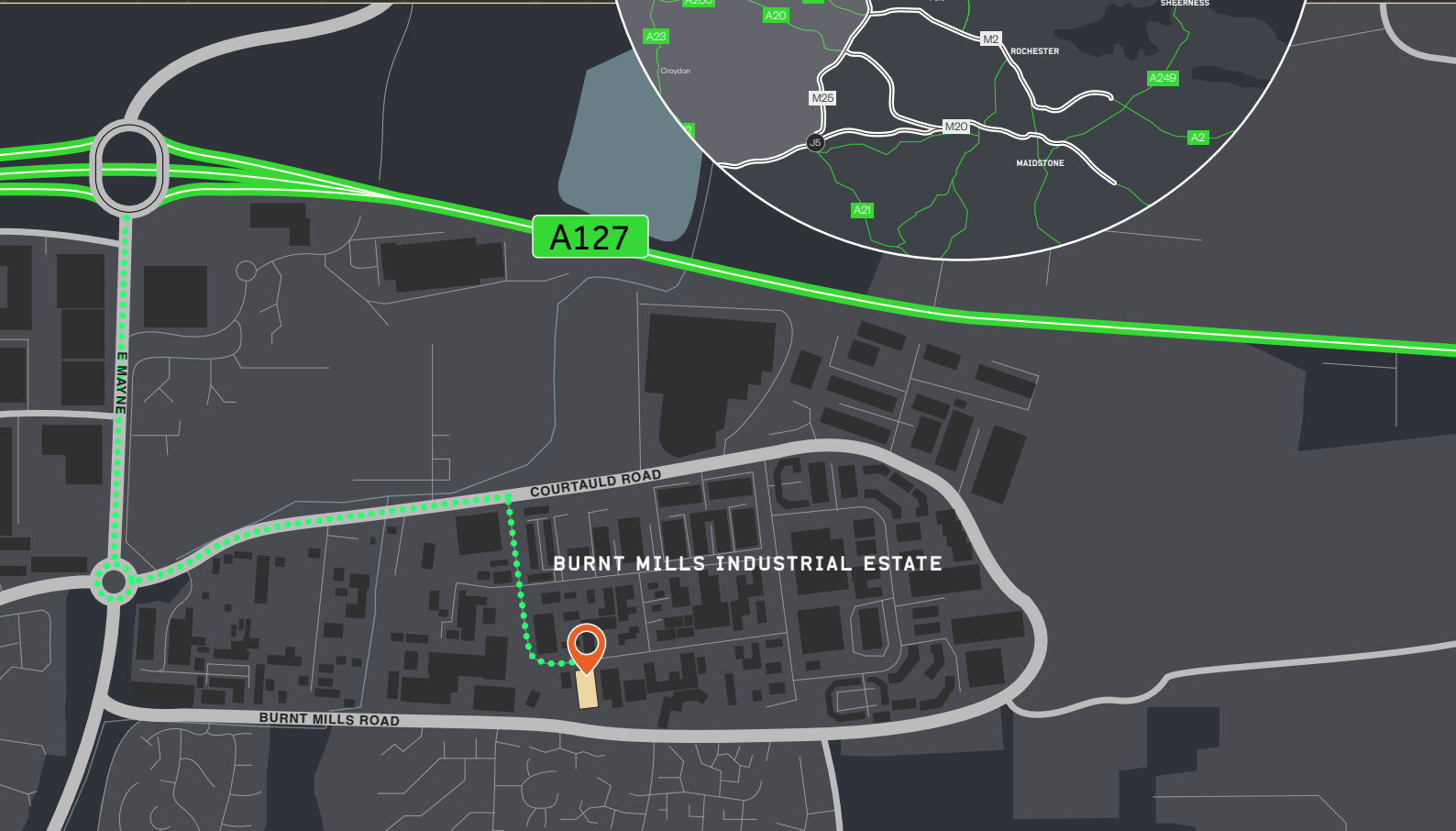
SECOND FLOOR MEZZANINE

Location

The property is located on the popular Burnt Mills industrial Estate, to the east of the A132, which links the A13 and A127 which provide dual carriageway access to Junctions 29 and 30 of the M25 motorway. DP World London Gateway, a state-of-the-art, globally connected deep-sea port and rail terminal is approximately 9 miles away.



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Miles

London Gateway	9 miles
M25 (J29)	10 miles
Tilbury	13 miles
London	33 miles
Stansted Airport	40 miles
M1	43 miles

For further information, please contact the joint agents below:



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