

TO LET

Refurbished Modern Industrial /
Warehouse Unit With Office &
Secure Yard

10,247 sq. ft. (952 m²)

UNIT C, HARVEY BUSINESS PARK

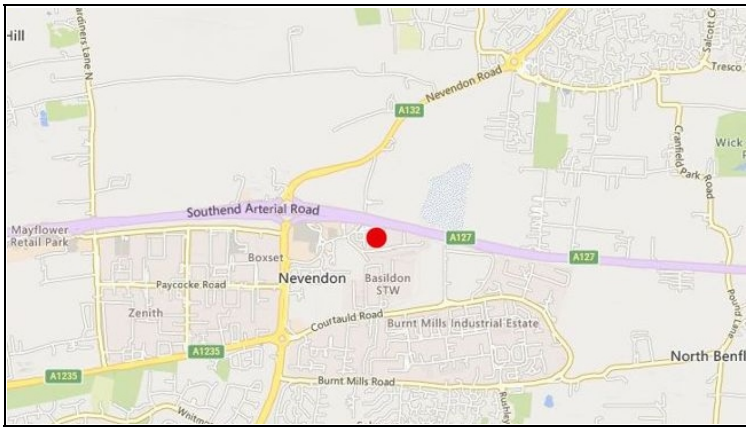
Harvey Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1FH



- Electric Gated Entry
- Three Phase Power
- First Floor Offices With Air Conditioning (not tested)
- Self-Contained Yard
- Two Electric Sectional Shutter Doors
- LED Warehouse Lighting
- Minimum Eaves Height Of 8m
- Vacant Possession

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Harvey Road runs through the centre of the established Burnt Mills Industrial Area. Burnt Mills benefits from good access to the Southend Arterial Road (A127) to the north via its junction with East Mayne (A132) and the A13 via Burnt Mills Road / Pound Lane / London to the east.

DESCRIPTION

Fully refurbished modern light Industrial/warehouse unit of steel portal frame construction, with two electrical sectional roller shutter doors providing loading from the front. The unit is arranged to open bay warehouse with a minimum clear internal height of 8m & three phase electricity, with ground floor kitchen, office and W/C facilities. The first floor provides purpose built air-conditioned first floor offices, being open plan with male female w/c facilities., plus meeting room. Externally, the site benefits from self contained palisade fenced yard, and gated access.

ACCOMMODATION

Total **10,247 sq. ft. (952 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available upon a leasehold basis, further detail upon application.

RENT

£130,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £83,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £42,496.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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