

FOR SALE / TO LET

**Industrial / Warehouse Unit
With Offices & Kitchen**

5,871 sq. ft. (545 m²)

UNIT 26, HERONSGATE TRADING ESTATE

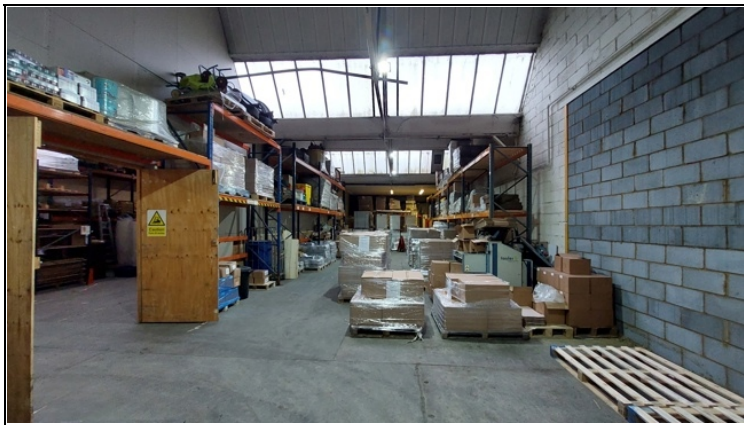
Paycocke Road, Basildon, Essex, SS14 3EU



- Three Phase Power
- Roller Shutter
- Office
- Kitchen
- Warehouse Height 3.96m
- W/C Facilities
- Reception
- Forecourt Parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Heronsgate Trading Estate is a multi-let industrial Estate located on Paycocke Road to the north east of Basildon town centre. Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street. The units provide prominent visibility facing onto Paycocke Road and East Mayne making them ideal for trade counter style occupiers.

DESCRIPTION

The available accommodation comprises mid-terrace concrete frame industrial/warehouse unit with front facing roller shutter and three phase power. The unit is arranged to provide front reception leading to several partitioned offices, plus kitchen & w/c facilities. Externally, forecourt parking is provided.

ACCOMMODATION

Office	1,035 sq. ft. (96 m ²)
Warehouse	4,836 sq. ft. (449 m ²)
Total	5,871 sq. ft. (545 m²)

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

TENURE

The property is available to purchase upon a freehold basis, with vacant possession. Alternatively, the property is also available to lease.

PRICE

£700,000 exclusive.

RENT

£46,000 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 £43,750 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £21,831.25.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

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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