

FOR SALE

**Industrial / Warehouse Unit
With Two Storey Offices**

19,610 sq. ft. (1,822 m²)

On 0.51 Acre Site

77 WOLLASTON WAY

Burnt Mills Industrial Estate, Basildon, Essex, SS13 1DJ

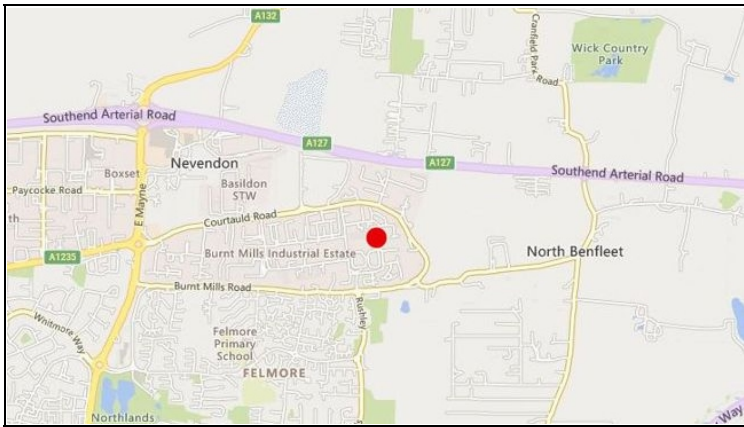


- Fenced And Gated Site
- Concrete Mezzanine
- PVCu Double Glazing
- Three Phase Power

- Two Storey Offices / Rear And Side Warehouse
- Gas Central Heating (Not Tested)
- Air Conditioning (Not Tested)
- Gated Site With Forecourt Parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

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 property is located on the western side of Wollaston Way forming part of the well-established Burnt Mills Industrial Area approximately two miles to the north east of Basildon town centre.

DESCRIPTION

The property comprises a detached single storey concrete frame industrial/warehouse unit, with modern two storey office block. A steel frame extension has been added to the side of the building, which now provides loading/unloading, leading to the original front and rear warehouse. A rear concrete mezzanine provides further modern fitted offices, with kitchen and w/c facilities. Externally, the site is fully palisade fenced with gated access, & forecourt parking.

ACCOMMODATION

Combined Warehousing	11,231 sq. ft. (1,043 m ²)
Two Storey Offices	2,823 sq. ft. (262 m ²)
Ancillary Accommodation	1,176 sq. ft. (109 m ²)
Concrete Mezzanine Offices	4,379 sq. ft. (407 m ²)
Total	19,610 sq. ft. (1,822 m²)

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

TENURE

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

PRICE

£2,250,000 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 £96,500 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £49,408.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has a current EPC rating of C.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

David Sewell

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Email: david.sewell@kemsley.com

Ashley Pearson

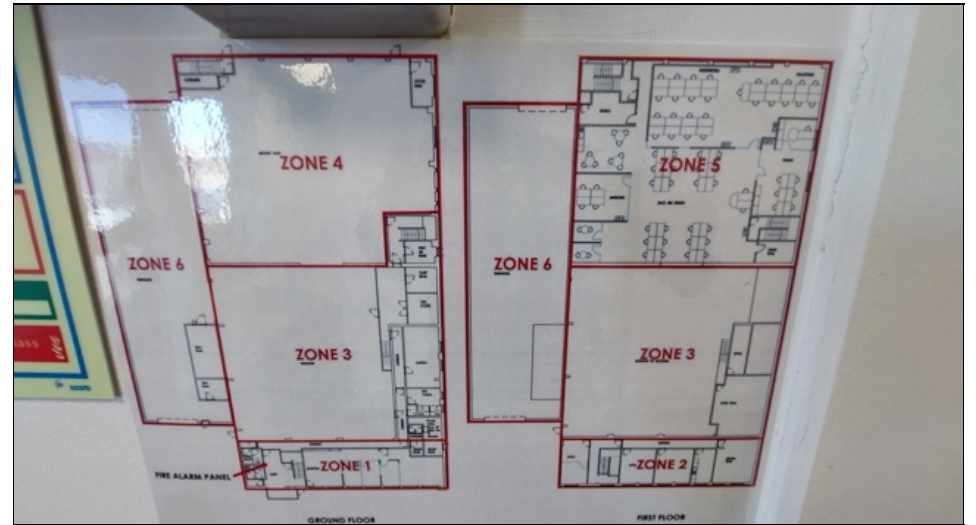
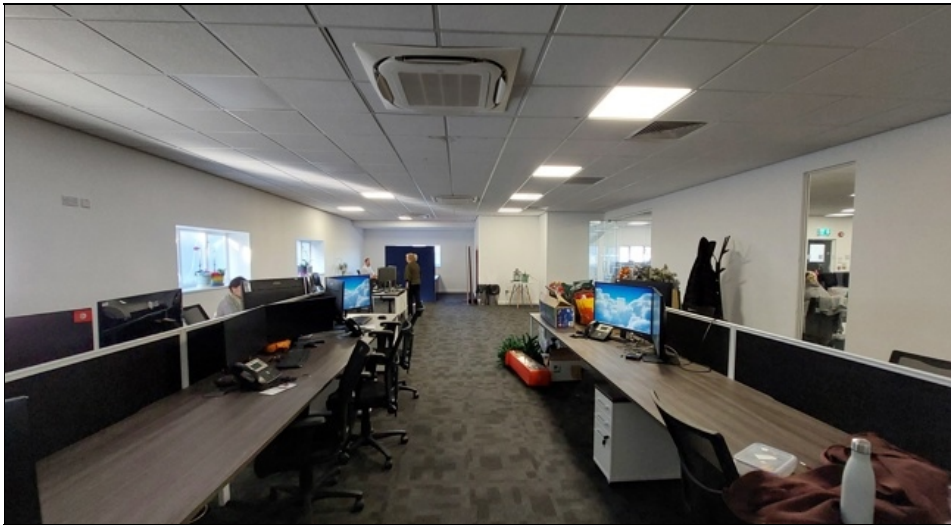
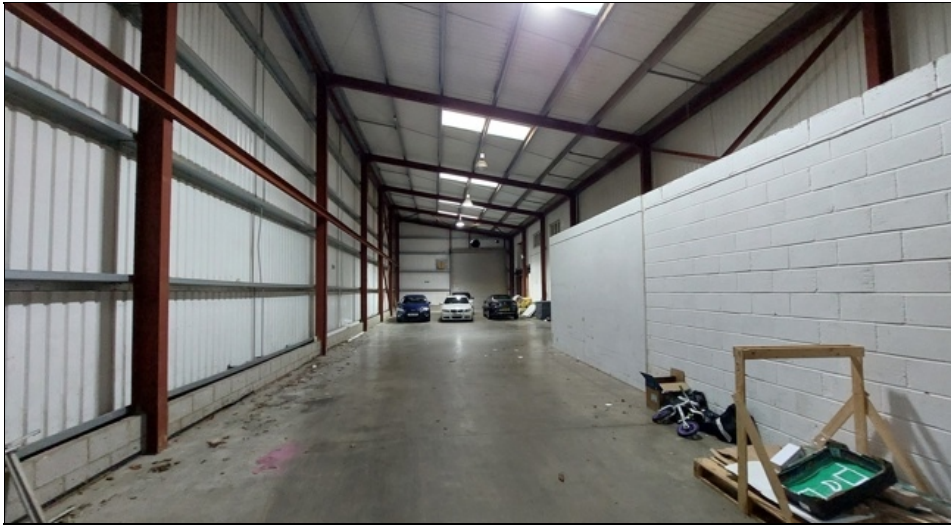
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