

TO LET

Fully Concreted Yard & Small Warehouse

0.74 Acres (0.3 Hectares)

Warehouse Approx. 2,049 sq. ft. (190.4 sq. m.)

FRONT YARD, KIERBECK BUSINESS PARK

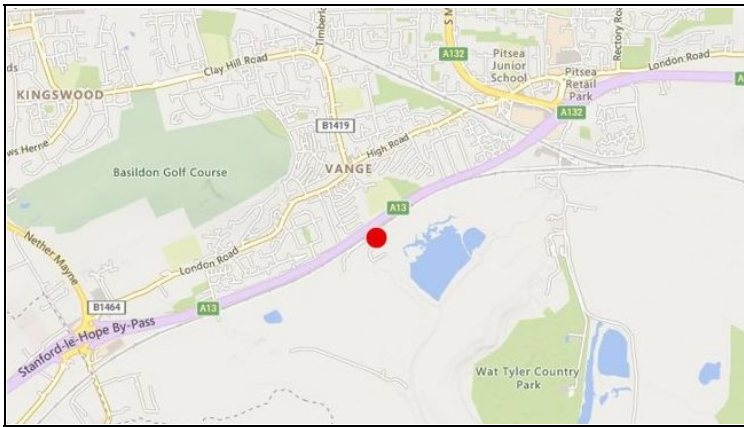
Wharf Lane, Vange, Basildon, Essex, SS16 4SW



- Large Open Yard & Small Unit
- One Year Lease Available
- Accessed Via The London Bound A13
- Secure Site With On Site Security
- Immediate Access To The A13
- Available Immediately

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.

DESCRIPTION

Kierbeck Business Park is a secure, well-established industrial park comprising five secure yards, six industrial units and four office buildings. The estate is due to undergo an extensive refurbishment programme during 2024. The available fully concreted yard measures approx. 32,283 sq. ft. and benefits from a semi-detached warehouse of approx. 2,049 sq. ft. (uninspected) with the associated services required. The estate has good road frontage direct access onto the London bound A13.

ACCOMMODATION

Yard G.E.A.	0.74 Acres (0.3 Hectares)
Warehouse G.E.A.	2,049 Acres (829.23 Hectares)

The above site area is approximate and has been measured on a gross external area basis on Promap.

TENURE

The property is available immediately on a leasehold basis. Our client will consider a short term letting, with a minimum term of twelve months. Further detail upon application.

RENT

£135,000 per annum exclusive.

VAT

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

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

The ingoing tenant will be required to pay a non-refundable admin fee of £750 plus VAT directly to the landlords upon agreeing Heads of Terms. Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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