

**TO LET**

## Industrial / Warehouse Unit

540 sq. ft. (50 m<sup>2</sup>)

## UNIT 42, SAFFRON COURT

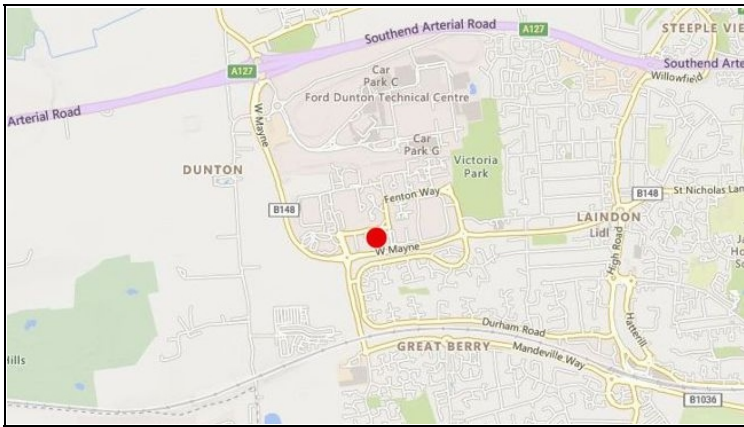
Southfields Business Park, Basildon, Essex, SS15 6SS



- Three Phase Power
- Warehouse Space
- Available Now
- Offices To Front
- Roller Shutter Front & Rear
- Onsite Parking

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



**LOCATION**

Laundon is situated in the Thames Gateway approximately 30 miles to the east of central London and 2 miles to the north west of Basildon, accessed via the A127 Arterial Road and A13 trunk road, which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Laundon has a main line railway station providing regular services to the City.

**DESCRIPTION**

This sought after estate comprises 42 business units of varying sizes situated in landscaped surroundings with 24 hour access. The available accommodation is arranged to provide ground floor office accommodation, with rear sectional shutter door providing loading/unloading to the warehouse/industrial area, with three phase power plus male and female W/C facilities. On site car parking is also provided.

**ACCOMMODATION**

Total 540 sq. ft. (50 m<sup>2</sup>)

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

**TENURE**

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

**RENT**

£11,000 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 £5,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £2,495.

**SERVICE CHARGE**

A service charge is applicable. Further details on application.

**EPC**

An EPC has been commissioned.

**LEGAL FEES**

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

**CONTACT**

Strictly by appointment via sole agents:

Ashley Pearson

Tel: 01268 290298 / 07813 973113

Email: ashley.pearson@kemsley.com

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ref: AB2703



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.