

# TO LET

## Warehouse Premises

9,946 sq. ft. (924 m<sup>2</sup>)

With Yard of Approx. 10,000 sq. ft.

## UNIT 5 CHESTER HOUSE BUSINESS PARK

Winstanley Way, Basildon, Essex, SS14 3BL

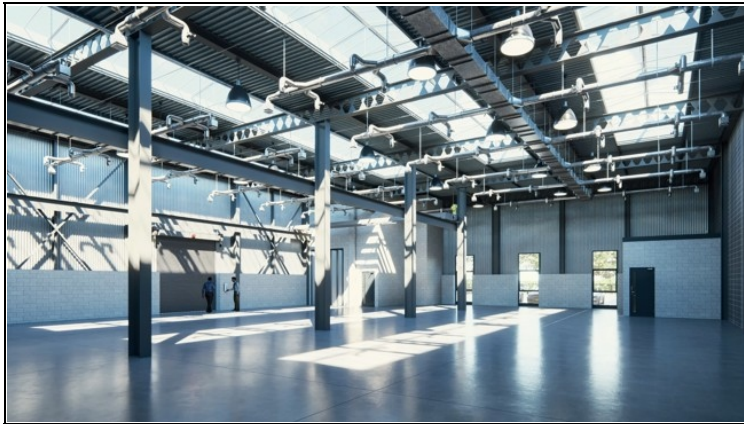
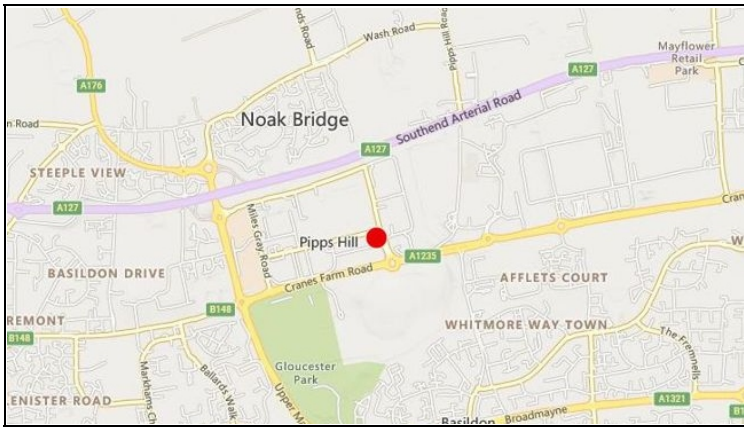


- To Be Fully Refurbished
- New Lease Available
- Yard of Approx. 10,000 Sq. Ft

- Good Roadside Frontage
- Two Loading Doors
- Images Are CGI's

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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

Fully refurbished industrial premises on a busy corner position close to Pipp's Hill Basildon. The property will be available for occupation in Q2 of 2024.

The images provided are CGI's. Final finishes may differ from these images.

**ACCOMMODATION**

Warehouse	9,450 sq. ft. (878 m <sup>2</sup> )
First Floor Office	496 sq. ft. (46 m <sup>2</sup> )
<b>Total</b>	<b>9,946 sq. ft. (924 m<sup>2</sup>)</b>

*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**

£124,325 per annum

**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**

The property currently has a rating of D-89, however this will likely be improved once the renovation works have been completed.

**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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