

TO LET

Warehouse Premises

9,946 sq. ft. (924 m²)

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

UNIT 5, CHESTER HOUSE BUSINESS PARK

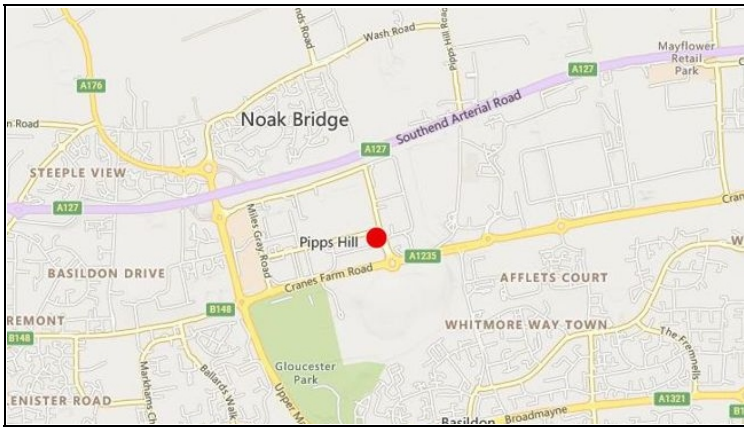
Winstanley Way, Basildon, Essex, SS14 3BL



- To Be Fully Refurbished
- New Lease Available
- Yard

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

KEMSLEY LLP
PROPERTY CONSULTANTS
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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 Pipps Hill Basildon with large yard. The property will be available for occupation in Q4 of 2023.

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

ACCOMMODATION

Warehouse	9,450 sq. ft. (878 m ²)
First Floor Office	496 sq. ft. (46 m ²)
Total	9,946 sq. ft. (924 m²)

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

£99,500 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

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

CONTACT

Strictly by appointment via sole agents:

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