

TO LET

Industrial / Warehouse Unit With Offices & Gated Front Yard

9,504 sq. ft. (883 m²)

VALENTINE HOUSE

Units 18-20 Pembroke Business Centre, Gardiners Lane South, Basildon,
Essex, SS14 3HY

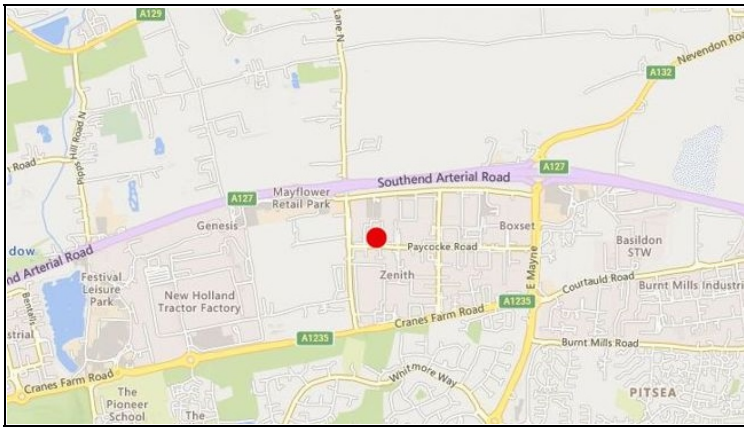


- Refurbished
- Two Warehouse Areas
- PVCu Double Glazing
- 3.6 Min. Eaves Height

- Roller Shutter
- Gas Radiator Heating
- Gated Front Yard
- 4.2 Max. Eaves Height

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01268 532425
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LOCATION

The unit is located on Gardiners Lane South with passing traffic, close to the junction of Mayflower Retail Park. 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

The available accommodation comprises refurbished industrial/warehouse unit currently arranged to provide ground floor offices, being a mix of open plan and smaller offices, along with boardroom plus W/Cs, kitchen and reception. To the rear of the unit are two open bay warehouse areas, served by the roller shutter. Externally, a gated and fenced yard area is provided for storage and parking.

ACCOMMODATION

| | |
|-----------------------|--|
| Warehouse | 7,547 sq. ft. (701 m ²) |
| Offices and Ancillary | 1,925 sq. ft. (179 m ²) |
| Total | 9,504 sq. ft. (883 m²) |

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

TENURE

The premises are available upon a leasehold basis, further details upon application.

RENT

£85,000 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 £63,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £34,393.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

LEGAL FEES

The ingoing tenant is to be responsible for payment of the landlords reasonable legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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