

TO LET

Industrial / Workshop Unit

1,245 sq. ft. (116 m²)

UNIT 5, FALCON PARK

Luckyn Lane, Basildon, Essex, SS14 3AL

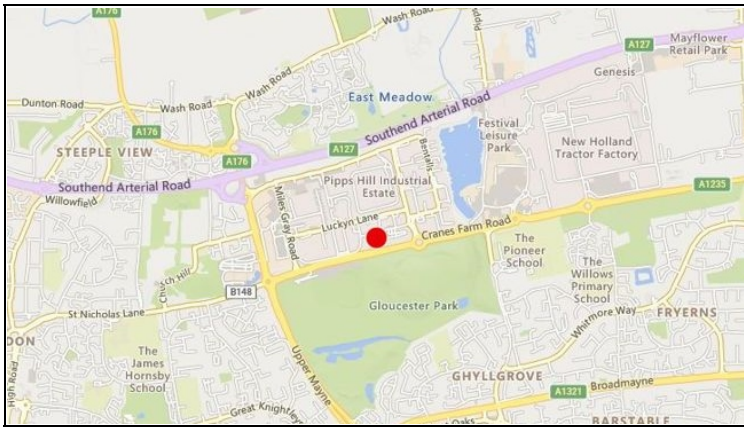


- Roller Shutter
- Kitchen
- Mezzanine Office
- Forecourt Parking

- Gas Warm Air Blower (not tested)
- Three Phase Power
- W/C Facilities
- Established Business Location

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

The premises comprise end terrace light industrial/workshop premises, currently arranged to provide ground floor workspace with front loading roller shutter, W/C facilities & kitchen. A storage mezzanine has been added to part of the unit, providing additional high level storage. Externally, forecourt parking is provided.

ACCOMMODATION

Total Ground Floor	1,245 sq. ft. (116 m ²)
Plus Mezzanine Storage	391 sq. ft. (36 m ²)
Total	1,245 sq. ft. (116 m²)

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

TENURE

The property is available to purchase upon a freehold basis.

RENT

£21,500 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 £10,750 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £5,364.25.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

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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