

TO LET

**Industrial / Warehouse Unit
With Office**

2,593 sq. ft. (241 m²)

UNIT 4, BRUCE GROVE

Heron Trading Estate, Wickford, Essex, SS11 8BP

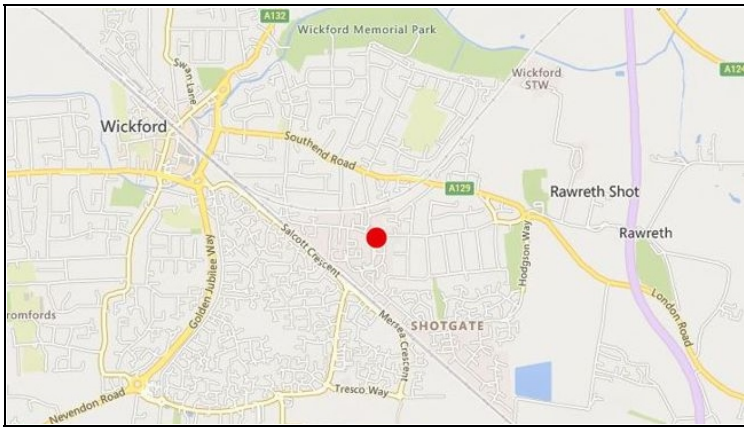


- Three Phase Electricity
- Male & Female W/C's
- Rear Yard & Loading

- Office
- New Lease
- Forecourt Parking

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

Light industrial/warehouse unit with loading provided from the rear by way of small rear yard. The unit is arranged to provide front office/reception, with male and female w/c facilities plus kitchen. The remainder of the is laid out to provide open plan work space, plus store, and small mezzanine storage area. Externally, 5 allocated bays are provided.

ACCOMMODATION

Ground Floor	2,593 sq. ft. (241 m ²)
Mezzanine Office	193 sq. ft. (18 m ²)

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

£26,000 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 £18,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £9,231.50.

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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