

# TO LET

## Modern Industrial / Warehouse Unit With First Floor Offices

8,290 sq. ft. (770 m<sup>2</sup>)

## UNIT 5, BENTALLS BUSINESS PARK

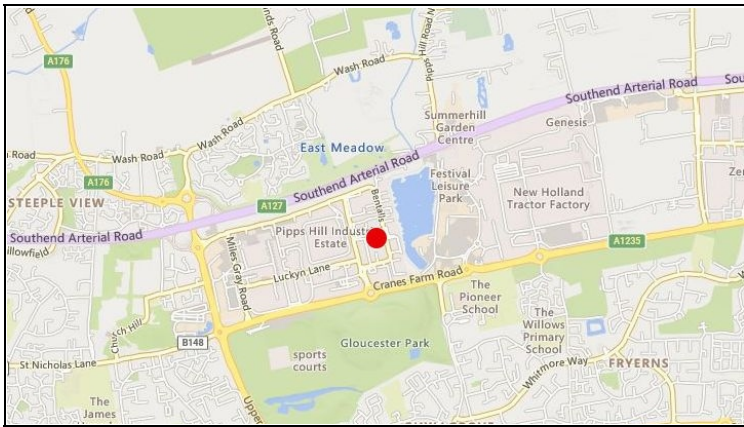
Bentalls, Basildon, Essex, SS14 3BN



- Open Bay Warehouse
- Electric Roller Shutter
- 6.8m Minimum Eaves
- 10 Allocated Parking Bays
- First Floor Offices
- Air-conditioning (not tested)
- 8.8 Maximum
- Modern Estate

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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



#### LOCATION

Bentalls Business Park is situated in a prominent position within the PIPPS HILL INDUSTRIAL AREA lying between the PIPPS HILL RETAIL PARK and the FESTIVAL LEISURE PARK. The PIPPS HILL INDUSTRIAL AREA lies off the A127 Southend Arterial Road at its junction with West Mayne, thus providing direct access to the M25 (Junction 29).

#### DESCRIPTION

The available accommodation comprises a modern industrial / warehouse unit with first floor office accommodation. The unit is arranged to provide open bay warehouse served by electrical roller shutter door, W/C and kitchen/staff area. Stairs lead to first floor offices, arranged as open plan office area. Externally, forecourt parking is provided along with loading/unloading facilities.

#### ACCOMMODATION

Ground Floor	6,378 sq. ft. (593 m <sup>2</sup> )
First Floor Offices	1,912 sq. ft. (178 m <sup>2</sup> )
<b>Total</b>	<b>8,290 sq. ft. (770 m<sup>2</sup>)</b>

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

#### TENURE

The premises are available on a leasehold basis, further details 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

From enquiries made of the Local Authority we are advised the premises has a rateable value of £59,000. Based upon the current Uniform Business Rate we believe the rates payable amount to £32,214 for 2024/25.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

The property has an EPC rating of D.

#### 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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