

FOR SALE / TO LET

Mid-Terraced Industrial Premises

2,582 sq. ft. (240 m²)

Plus Mezzanine Of 1,792 sq. ft. (166 m²)

UNIT 9, BENTALLS BUSINESS PARK

Bentalls, Basildon, Essex, SS14 3BN

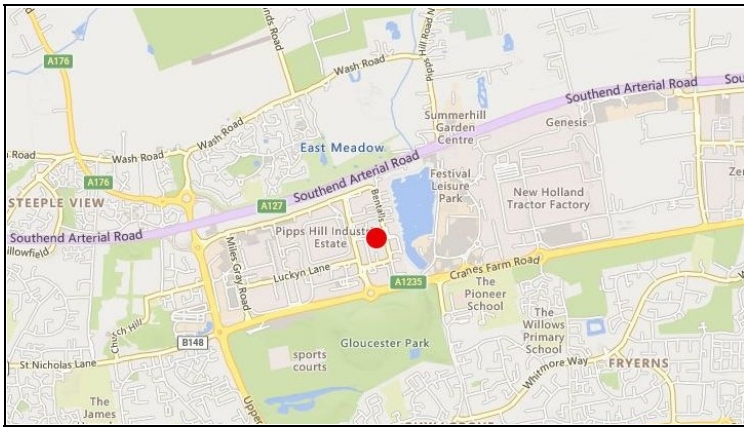


- High Quality Industrial Unit
- Well Finished
- 3m Clearance Under Mezzanine

- 250 kg Load Mezz Lift
- 5 Car Parking Spaces
- Available Now

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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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

The property forms part of a terrace of light-industrial units within Bentalls Business Park. The unit is of steel construction and finished to a high standard. To the ground floor the space offers an open warehouse, kitchen, toilet facilities and good quality offices. A mezzanine floor and lift (with a 250kg load capacity) has been installed providing high quality additional storage accessed by two staircases, together with an additional office. Externally the unit benefits from 5 allocated parking spaces.

ACCOMMODATION

Ground Floor	2,582 sq. ft. (240 m ²)
Mezzanine Storage	1,792 sq. ft. (166 m ²)
Total	2,582 sq. ft. (240 m²)

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

TENURE

Leasehold. To be let on a new fully repairing and insuring lease.

PRICE

£750,000 exclusive.

RENT

£42,000 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 £25,750 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £12,849.25.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

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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