

TO LET

**Industrial/Warehouse Premises
With Office & W/C**

3,187 sq. ft. (296 m²)

UNIT 8, BASILDON BUSINESS CENTRE

Pipps Hill Industrial Estate, Basildon, Essex, SS14 3FT

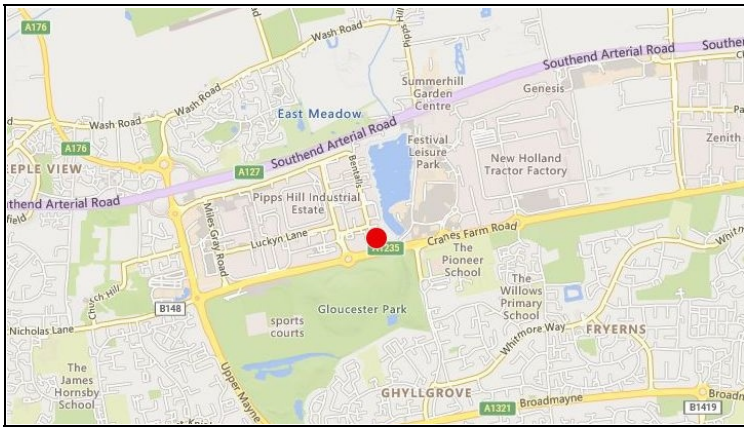


- Open Bay Storage Warehouse
- W/C
- Forecourt Parking

- 2 x Roller Shutters
- Three Phase Electricity
- New Lease

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Basildon Business Centre 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

Light industrial/warehouse premises arranged to provide open bay warehouse space along with small office, and W/C., Loading/unloading is accessed via two front facing roller shutters, with on-site forecourt parking.

ACCOMMODATION

Total 3,187 sq. ft. (296 m²)

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

TENURE

The premises are available upon new lease terms, further details upon application.

RENT

£32,000 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 £24,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £12,225.50.

EPC

An EPC has been commissioned.

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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