

TO LET

Terraced Industrial Unit

3,120 sq. ft. (290 m²)

UNIT 7, WINSTANLEY WAY

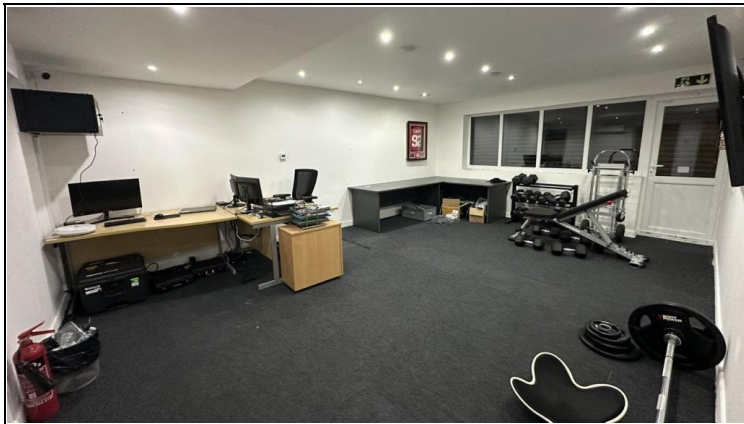
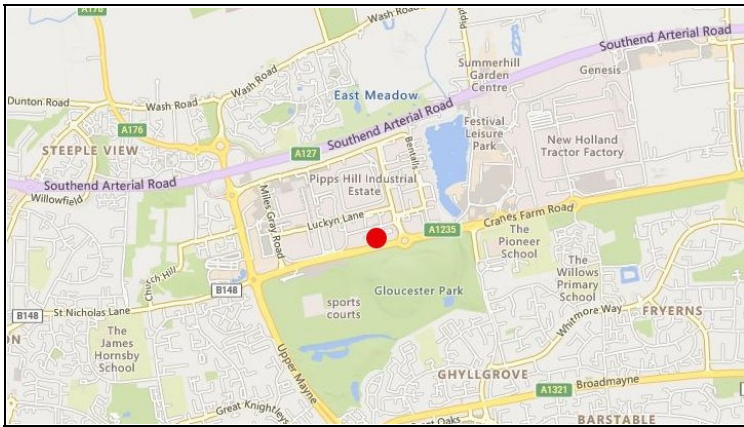
Pipps Hill Industrial Estate, Basildon, Essex, SS14 3BP



- Newly Refurbished
- Recently Clad
- New Lease Available

- Good Communal Parking
- Mix of Offices and Workspace
- Well Presented

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

Single storey mid terrace light industrial/warehouse with offices. As with many of the properties in Winstanley way, the former yard has been built over to increase the floor area. The property has undergone extensive refurbishment providing a well-presented unit on a highly sought after estate. The property comprises a corrugated roof, offices, separate workshop spaces, kitchen, plus male & female W/C facilities. Communal parking is included.

ACCOMMODATION

Total 3,120 sq. ft. (290 m²)

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

£33,500 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 £21,250 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £10,603.75.

SERVICE CHARGE

A service charge is applicable. Further details on application.

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:

Ashley Pearson

Tel: 01268 290298 / 07813 973113

Email: ashley.pearson@kemsley.com

David Sewell

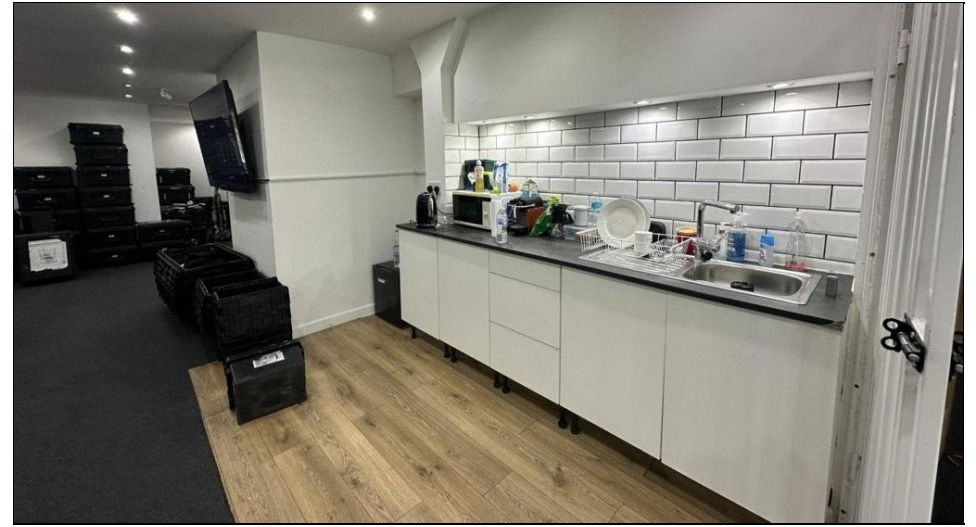
Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ref: AB2737



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.