Warehouse/Industrial unit in prime Trade Counter location

2,217 sq ft (205.97 sq m)

Newly refurbished – EPC B

Minimum eaves height of 6.7m

Sectional roller shutter door

W/C facilities

Forecourt parking for 6 cars.

Basildon Town Centre	2.9 miles
Central London	32 miles
A127	0.6 miles
A13	2.8 miles
M25 Junction 29	7.6 miles
Basildon Train Station	1.5 miles
Dartford Crossing	14.8 miles

Location

Yardley Business Park is a trade counter location, current neighbouring tenants on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, BEMCO, Headlam Group, National Lighting, Crown Paints and Howdens. The estate is located on Miles Gray Road within the established Pipps Hill Business Area of Basildon, Adjacent to the Southend Arterial Road and immediately opposite Pipps Hill Retail Park.
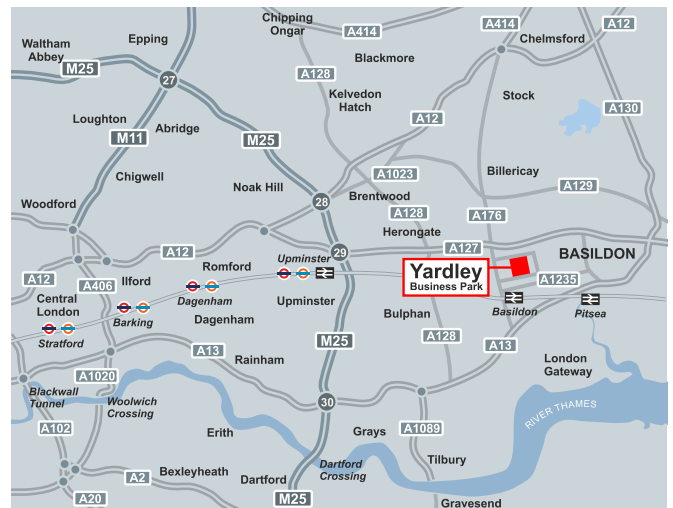
Description

The available accommodation comprises a refurbished mid-terrace warehouse/trade counter of concrete portal frame construction totalling:

2,217 sq ft (205.97 sq m) G.I.A

Key Features:
- **Trade counter location**
- **Minimum eaves height of 6.7m**
- **Sectional roller shutter door**
- **6 allocated car parking spaces**
- **Direct links to the M25**

Tenure

The property is available upon a leasehold basis, further details upon application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Viewings: Strictly via joint sole agents:

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