

# TO LET

Roadside Warehouse / Industrial  
Unit

Plus Mezzanine Storage

3,789 - 5,845 sq. ft. (352 - 543 m<sup>2</sup>)

## UNIT 3, OLYMPIC BUSINESS CENTRE

Paycocke Road, Basildon, Essex, SS14 3EX



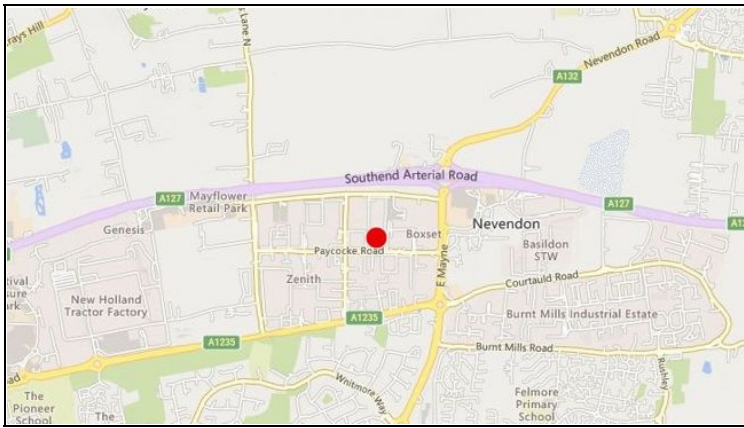
- Front Reception
- Rear Loading
- Male & Female W/C Facilities
- Two Storey Storage Mezzanine
- Visitor Car Park
- Rear Roller Shutter
- Three Phase Power
- Passing Traffic To Front Of Unit

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

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## LOCATION

The unit is located on Paycocke Road, with passing traffic to the front of the premises. 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.

## DESCRIPTION

Industrial/warehouse premises with purpose built first floor offices, plus two storey mezzanine storage. The open plan first offices benefit from boardroom, kitchen and W/C facilities, with shower. The building is located on a busy estate road with passing traffic. Minimum eaves height is 5.2m rising to 7.5m at the apex. Externally, loading/unloading is from the rear via roller shutter, with staff and visitor parking to the front of the unit.

## ACCOMMODATION

Ground Floor	3,010 sq. ft. (280 m <sup>2</sup> )
First Floor Offices	779 sq. ft. (72 m <sup>2</sup> )
<b>Total GIA</b>	<b>3,789 sq. ft. (352 m<sup>2</sup>)</b>
First Floor Storage Mezzanine	1,135 sq. ft. (105 m <sup>2</sup> )
Second Floor Storage Mezzanine	921 sq. ft. (86 m <sup>2</sup> )
<b>Total</b>	<b>5,845 sq. ft. (543 m<sup>2</sup>)</b>

*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

£42,500 per annum exclusive.

## VAT

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

## BUSINESS RATES

Please note that from 1 April 2023 the rateable value will change to £33,500. Based upon the Uniform Business Rate we believe the rates payable amount will be £16,716.50 for 2023/24.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of B.

## 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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