

## Yewdale House, Honeywood Road, Basildon, Essex, SS14 3DS



Unit approx. 3,814 sq ft (354 sq m)  
With Office approx. 130 sq ft (12 sq m)

### **TO LET**

- Tail dock loading door
- Maximum height approx. 5.3m
- Rest room
- Shared ladies, gents & staff toilets

### Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2c is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 35 minutes.

### The property

An end unit comprising of brick and block elevations beneath a barrelled roof. Internally, there is a max eaves of approx. 5.3m. An electric roller shutter tail dock door provides loading access. A drivers rest room, shared ladies, gents and staff toilets are also present. There is an office located adjacent within the main building.

Externally, 4 car parking spaces are allocated to the front and 4 van parking spaces to the rear.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	3,814 sq ft	354 sq m
Office	130 sq ft	12 sq m
Total	3,944 sq ft	366.7 sq m

### Business rates

The Ratable Value is £22,250 (2023), making the Rates Payable in the region of £10,902 pa (23/24). However, interested parties are advised to satisfy themselves in this respect.

### Terms

#### £39,500pax

Plus a contribution towards utilities, after hours security patrols, building insurance, utilities, cleaning of common parts, fire extinguishers, skips and pest control. Full details are available on request.

To be let on a new, full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

### Legal Costs

Each party is to be responsible for the payment of their own legal costs.

### EPC

The EPC rating for the entire building is E113.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

### Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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