

BASILDON



TO LET

9
Swinbourne Court
Basildon
SS13 1QA

INDUSTRIAL
3,144 SQ. FT. (292 SQ. M.)



Industrial Unit With Mezzanine



Single Roller Shutter Door



Loading Area & Allocated
Parking



Kitchenette & W.Cs



Rent £29,500 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Swinborne Court is at the corner of Harvey Road and Swinborne Road in the Burnt Mills Industrial Area. It has easy access to the A127, which leads to the M25 at junction 29, about 10 miles west. The A13 is also around 5 miles away, offering a direct route to London.

The property is a mid-terrace industrial/warehouse unit built with a steel frame, part brick and part metal cladding, and a metal sheet roof with skylights. It has a roller shutter door for loading and a separate pedestrian entrance. Inside, there are male and female toilets, warehouse access, and stairs to a mezzanine office area. Outside, there is a loading area and dedicated parking.



ACCOMODATION

	SQ.FT.	SQ.M.
Warehouse	1,662	154
Mezzanine	1,482	138

TOTAL	3,144	292
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TERMS

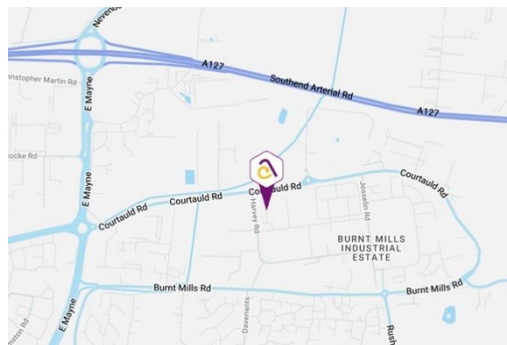
The property is available upon a new full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

A service charge applies for the upkeep of the estate's common areas. More details are available on request.

EPC

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Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Interested parties are advised to contact Basildon Council for verification of the rating assessment on 01268 533 333.

LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£29,500 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



Ayers & Cruiks
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SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
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