



Ayers & Cruiks
COMMERCIAL

14 Braiswick Place, Laindon, Basildon, SS15 6EB

To Let | 2,476 sq ft

Warehouse with roller shutter, secure pedestrian entry, offices with air-con, kitchenette, WCs, and 2 parking spaces.

14 Braiswick Place, Laindon,
Basildon, SS15 6EB

Summary

- Rent: £30,000 per annum
- Business rates: £12,475 per annum Interested parties are advised to confirm the rating liability with Basildon Council
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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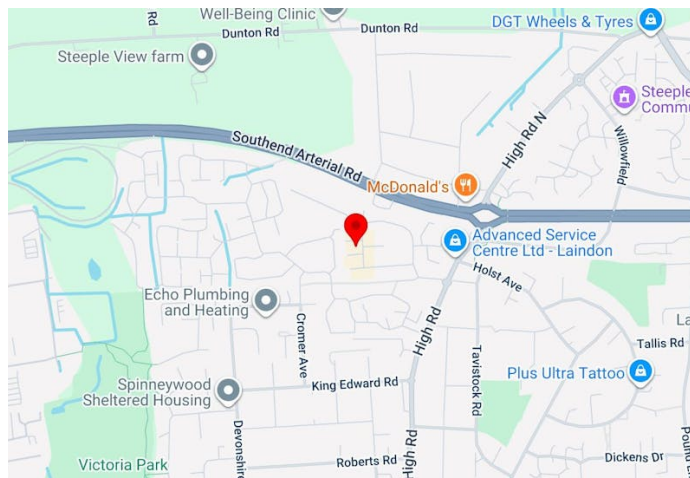
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Key Points

- Popular Industrial Estate
- Roller Shutter Access & Pedestrian Access
- New Lease Available
- Kitchenette & W.Cs
- Large Open Plan Office & Industrial Storage

Description

The property benefits from a roller shutter door providing convenient access to the warehouse space, as well as separate pedestrian access from the front, secured by an additional roller shutter for extra security.

Inside, there is a large open-plan office area, along with a separate meeting room and private office, all featuring air conditioning, suspended ceilings, and carpeted floors. The property also includes a kitchenette and WC facilities. Externally, the property offers two dedicated parking spaces.

Location

Convenient Laindon location, close to the A127 and A13 with easy access to the M25 and Southend.



Laindon Station is less than a mile away, providing regular train services to London. The area is established for commercial and light industrial use, with nearby shops and amenities, making it an ideal spot for business operations.

Accommodation

Floor/Unit	sq ft	sq m
Unit	2,476	230.03

Terms

The premises is available to let upon a new fully repairing and insuring lease for a term to be agreed.

Rent

£30,000 Per Annum Exclusive

Viewings

Strictly by prior appointment via the landlord's appointed agents, Ayers & Cruiks



GROUND FLOOR
2476 sq.ft. (230.0 sq.m.) approx.



TOTAL FLOOR AREA : 2476 sq.ft. (230.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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