INDUSTRIAL & LOGISTICS · TO LET

Detached Warehouse with Secure Yard

DTRE



TO BE REFURBISHED

PRELIMINARY DETAILS

2 Juniper West | Fenton Way | Basildon, Essex | SS15 6SJ

APPROX. GIA

34,264 sq ft 3,183 sq m

Key Features

Secure yard with a maximum depth of approx. 41m

37.5 kN/sq m floor loading

8m clear internal height

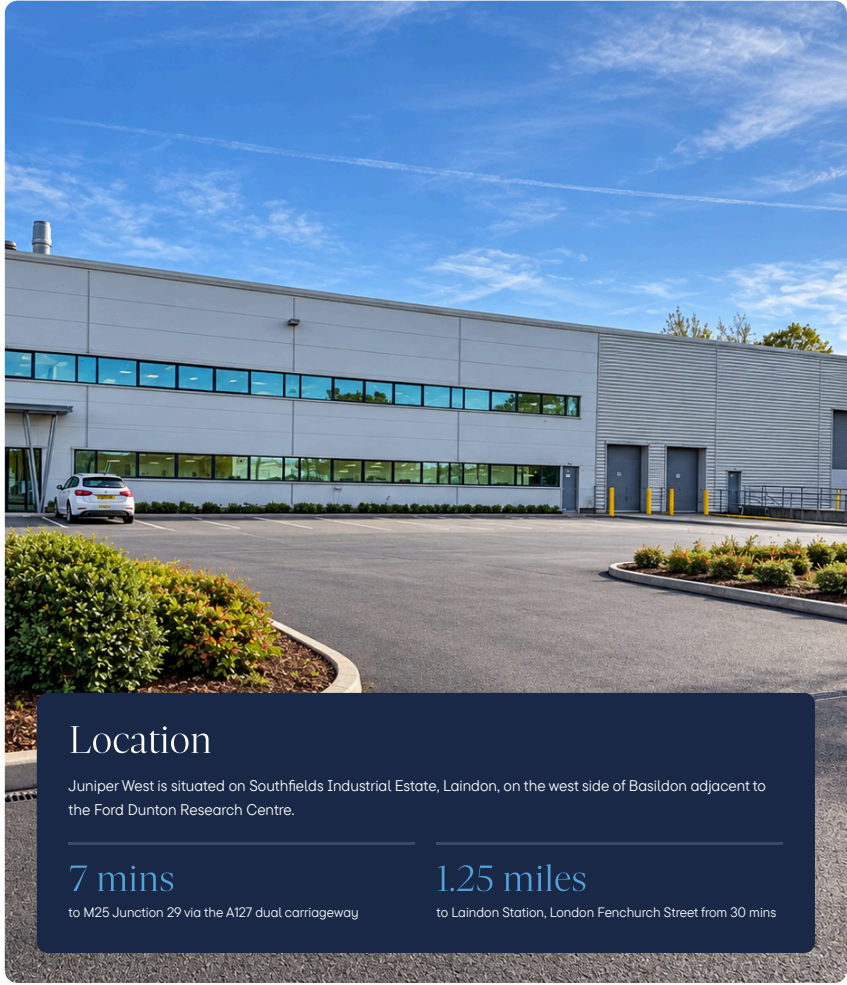
2 dock and **1 level access** loading doors

Ground and first floor fitted offices

Parking for **55 cars**

Description

The property comprises a modern detached warehouse of steel portal frame construction with external metal clad elevations and ground and first floor fitted offices. Externally, the loading area is secured with steel palisade fencing with a separate staff parking area.



Location

Juniper West is situated on Southfields Industrial Estate, Laindon, on the west side of Basildon adjacent to the Ford Dunton Research Centre.

7 mins
to M25 Junction 29 via the A127 dual carriageway

1.25 miles
to Laindon Station, London Fenchurch Street from 30 mins

Accommodation

The property has the following approximate gross internal areas:

Floor	Sq ft	Sq m
Ground floor warehouse / ancillary offices	29,442	2,735
Ancillary mezzanine / office	2,146	199
TOTAL	34,264	3,183



TERMS

Available to let on a new Full Repairing and Insuring lease for a term to be agreed. Further details on request.

RENT

On application

SERVICE CHARGE

A service charge is payable for the upkeep of the common parts of the estate. Further details available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction and half of the head landlord's legal costs.

BUSINESS RATES

£407,500 RV

From enquiries of the Valuation Office Agency website, as at 1st April 2026. Interested parties should verify rates payable with Basildon Council on 01268 533 333.

EPC

Available upon request

Viewing & Further Information

Strictly by prior appointment through the joint agents.

DTRE

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