



## Trade Counter / Warehouse Unit

**4,511 sq ft (419.09 sq m)**

Comprehensively refurbished  
Minimum eaves height of 6.7m  
2 sectional shutter doors  
W/C facilities & kitchen point  
Forecourt parking for 14 cars.



Basildon Town Centre	2.9 miles
Central London	32 miles
A127	0.6 miles
A13	2.8 miles
M25 Junction 29	7.6 miles
Basildon Train Station	1.5 miles
Dartford Crossing	14.8 miles

**Location**

Yardley Business Park is the prime trade counter location in Basildon accessed off Miles Gray Road and Luckyn Lane within the established Pipps Hill Business Area. The park is located adjacent to the Southend Arterial Road and immediately opposite Pipps Hill Retail Park.

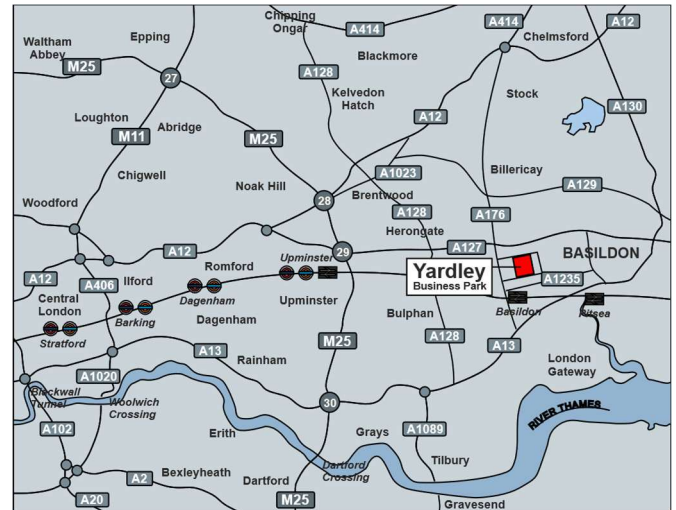
Current neighbouring tenants on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, Crown Paints and Howdens.

**Description**

The accommodation comprises an end of terrace double trade counter / warehouse unit of steel frame construction with good yard & parking totalling 4,511 sq ft (419.09 sq m)

**Key Features:**

- Prime Trade Counter location
- Minimum eaves height of 6.7m
- 2 electrically operated sectional shutter doors
- 14 allocated car parking spaces
- Direct links to the A127 & M25



**Tenure & Rent**

The property is available on an FRI leasehold basis, further details including quoting rent on application.

**EPC**

The EPC being assessed following completion of the refurbishment works

**Viewings:** Strictly via joint sole agents:

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