

BASILDON



TO LET

Unit 1
Christy Court
Basildon
Essex
SS15 6TL

WAREHOUSE

Ground Floor – 2,200 SQ.FT. (204 SQ.M.)
First Floor/Mezzanine – 1,800 SQ.FT. (167 SQ.M.)
TOTAL – 4,000 SQ.FT. (372 SQ.M.)



Large Warehouse With Mezzanine



W.C & Kitchenette Facilities



Good Road Connections



Allocated Car Park



Rent Only £39,00 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated on Southfields Industrial Estate located in Basildon, Essex. The estate benefits from excellent road access, being approximately one mile from the A127 dual carriageway, which provides direct links to the M25 motorway. The estate also benefits from good transport links with Basildon station being approximately 1.5 miles away which provides direct routes to London Fenchurch Street.

This large and versatile warehouse unit offers an ideal space for businesses involved in light engineering, storage, packing, or dispatch operations. The property features a generous ground-floor area, enhanced by a first-floor mezzanine level, which provides additional flexible workspace or storage capacity.

The unit is designed for efficient operations, with a dedicated loading bay and roller shutter door access to facilitate the easy movement of goods. Additional features include allocated parking, a washroom, and a kitchen area. These amenities make the space highly suitable for businesses seeking a self-contained and well-equipped facility.

The landlord is willing to arrange internet and telephony services for the incoming tenant, ensuring that the property is ready for quick and seamless occupancy.

Please note: The landlord will not accept motor trade or any noisy industrial uses within the warehouse.

ACCOMMODATION

Ground Floor – 2,200 SQ.FT. (204 SQ.M.)

First Floor - 1,800 SQ.FT. (167 SQ.M.)

Total – 4,000 SQ.FT. (372 SQ.M.)

TERMS

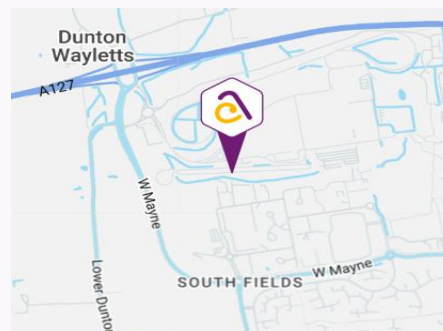
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To be confirmed

EPC:

Awaiting EPC



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333.

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£39,000 per annum exclusive
£3,250 per calendar month

VAT:

Plus VAT If Applicable.

VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

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



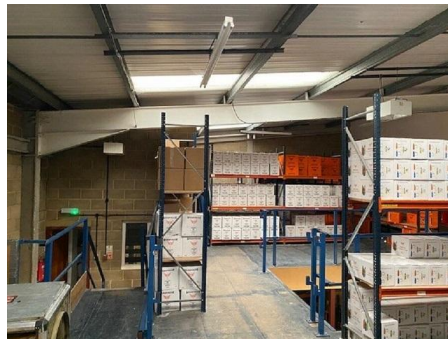
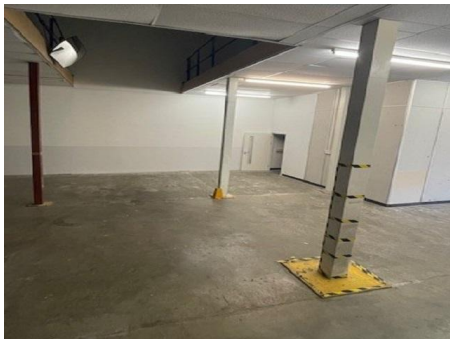
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