

INDUSTRIAL / WAREHOUSE UNIT
TO LET - 203,876 SQ FT

AVAILABLE Q4 2025

UNDERGOING EXTENSIVE REFURBISHMENT

B-link²⁰⁴

LINKED FOR EFFORTLESS CONNECTION

B-Link is a substantial industrial / warehouse facility located in the business hub of Basildon, offering an impressive 203,876 sq ft of versatile space. With an extensive refurbishment scheduled for completion in Q4 2025, B-Link will be transformed into a facility designed to meet the evolving needs of modern businesses.

B-link²⁰⁴

/// rating.kings.paid

FedEx

Ford

JW FROELICH

WCM

keltbray

SEALTITE
SEALANTS

DHL

AVL

elco

ScS

A127



M25, J29
5.9 MILES, 10 MINS

CHRISTY WAY

BRAMSTON LINK

SITE ACCESS

BRAMSTON LINK

BRAMSTON WAY

BUXTON LINK

B

link²⁰⁴



Power 525 kVA with potential to upgrade to 3MVA



Eaves Height 8 Metres



12 Dock Loading Doors



6 Level Access Loading Doors



Approx. 35m - 53m yard depth



Security Gatehouse



Site area 7.8 acres, plus 0.9 separate yard area



118 Car Parking Spaces



2 Storey Office Accommodation

REFURBISHMENT

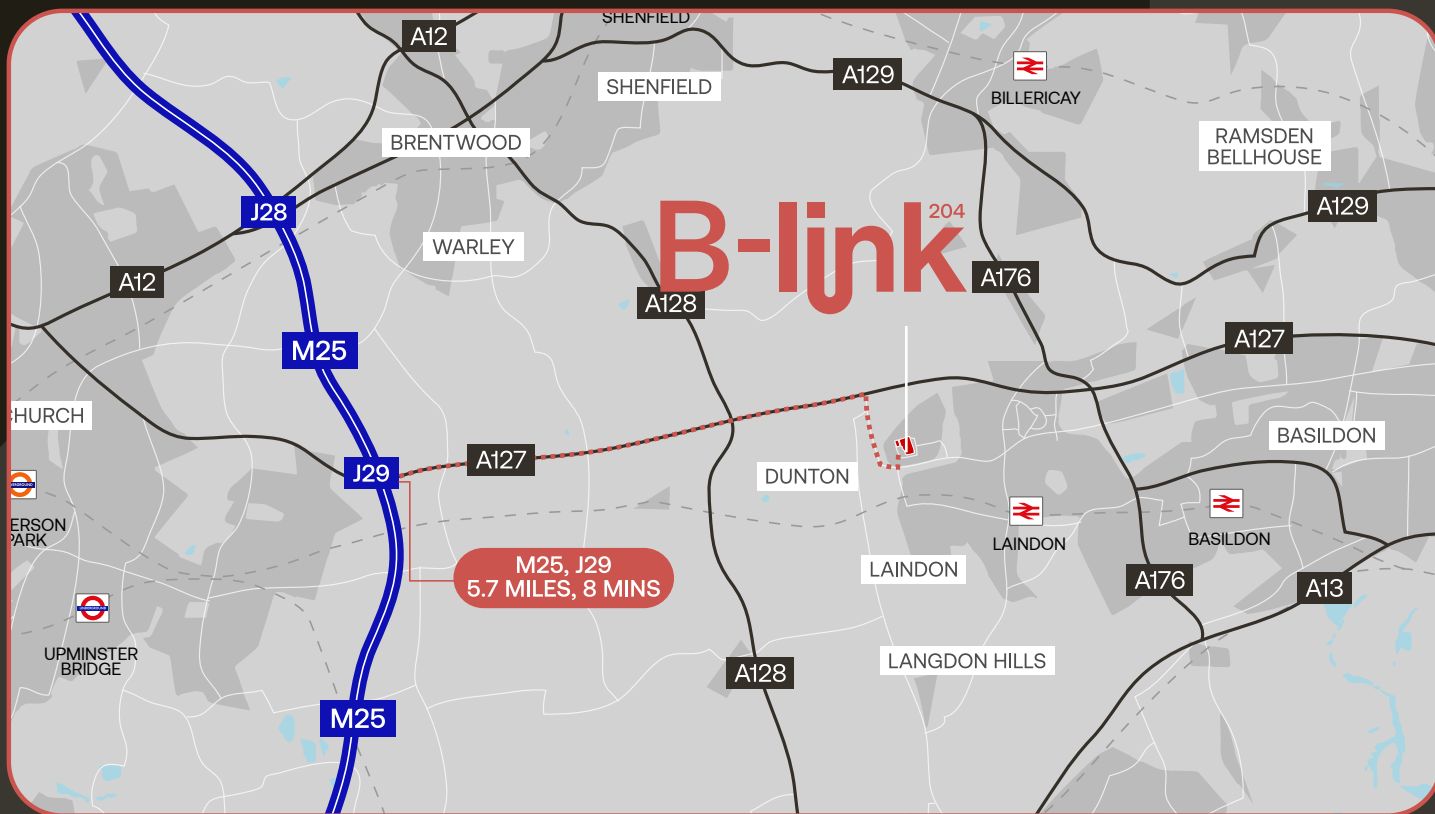
An extensive refurbishment of the property will commence Q1 2025, improving functionality and ESG credentials. Further information available on request.

Accommodation

The property has the following approximate areas (GIA):

	Sq Ft	Sq M
Warehouse	184,582	17,148
GF Office / Ancillary	13,452	1,250
FF Floor / Ancillary	5,842	543
Total	203,876	18,942





LOCATION

B-Link is on West Mayne (B148) within Southfields Industrial Estate, Basildon's western most industrial area near the M25. West Mayne links directly to the A127, with the M25 (J29) just 5 miles west. Key neighbours include FedEx, DB Schenker, Vanguard Logistics, and the Ford Dunton R&D Centre to the north.

BUSINESS RATES

The property currently has two assessments:

Rateable Value - £295,000

Rateable Value - £880,000

Interested parties should verify the rating assessment by contacting the relevant Local Authority

A127	1.0 mile	2 mins
Laindon Railway Station	1.5 miles	5 mins
M25 (J29)	5.7 miles	7 mins
A13	4.4 miles	9 mins
London Gateway	7.9 miles	14 mins
Port of Tilbury	12.6 miles	18 mins
London Stansted Airport	34 miles	35 mins

TERMS

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed. Rent on application.

For further information please contact:

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