

# TO LET



**19 Newlands End, Laindon, Basildon, Essex, SS15 6DU**










**TRADE COUNTER & OFFICES/SHOWROOMS OF 2,953 SQ FT  
WITH AMPLE PARKING**



**EDWARD CHARLES**  
REAL ESTATE

## Features

-  Ground floor trade counter
-  First floor office/showrooms
-  Large forecourt with ample parking
-  Good access to A127 and M25 (J29)
-  Electric shutter doors
-  3 phase power & Gas supply
-  Air Conditioning

## Summary

Size	2,953 sq ft
Rent	£32,000
EPC Rating	C
Available	Immediately





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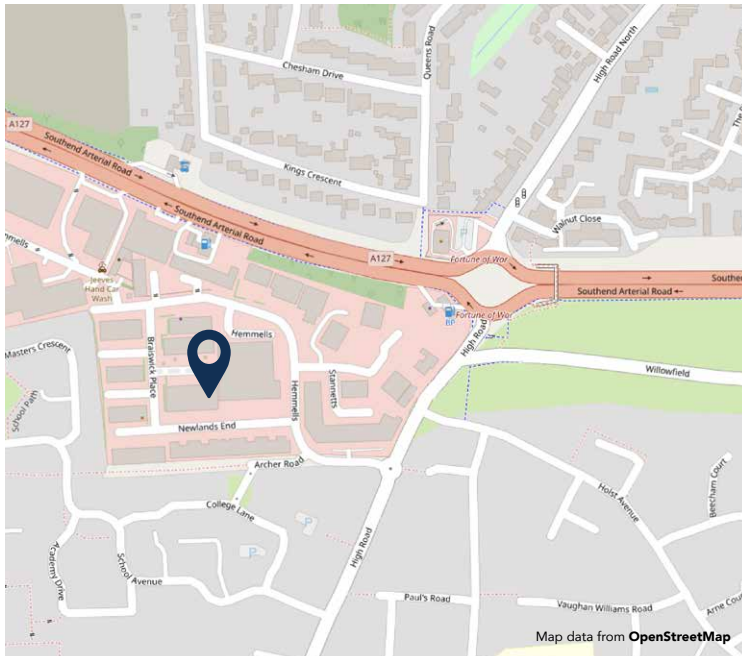
## Location

The property is in Basildon which benefits from direct access to the A127 and approximately 5 miles to the M25 (J29) to the west providing access to the national motorway network. Wickford, Rayleigh and Southend are to the east.

Laindon mainline station is within 1.2 miles providing direct access to London Fenchurch Street. Southend International Airport is within 14 miles.

Basildon has a large workforce with a total population over 187,000 and a 20-minute drive catchment area of 460,000 people making it an ideal location for trade counter and showroom businesses.

The property is situated in Newlands End on the popular Laindon North Industrial Estate.



A127 & M25 nearby



1.2 miles away

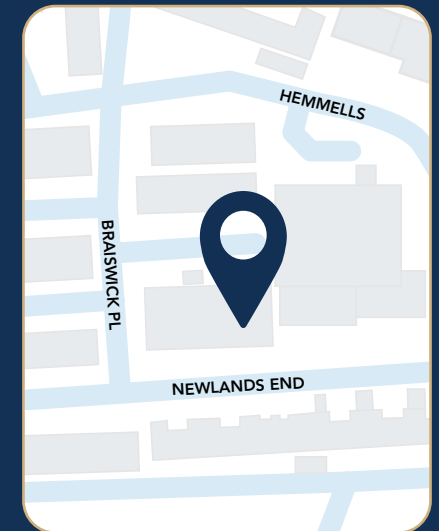


14 miles away



Nearby shopping

/// elite.drove.curvy



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## Description

Unit 19 Newlands End comprises a single storey trade counter, office and showroom premises arranged over two floors.

Internally, the premises benefit from modern lighting, air conditioning and would suit a variety of trade and retail businesses that need additional office and administration accommodation.

Externally property benefits from electric security shutters with excellent parking, three phase power and an existing gas supply.

## Accommodation & Terms

We have measured the premises on a gross internal basis as follows:-

Site	Sq M	Sq Ft
Ground Floor Trade Counter	139.81	1,506
First Floor Office/Show room	134.44	1,447
<b>TOTAL</b>	<b>274.25</b>	<b>2,953</b>

## Terms & Business Rates

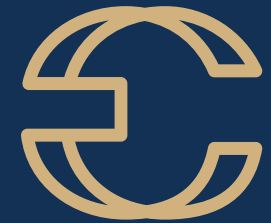
The property is available at a rent of £32,000 pa. VAT is applicable at the prevailing rate.

Business rates upon request.

## EPC Rating

The property has an excellent EPC Rating of C (54).

All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out as a general guide only and do not constitute part of any offer or contract. No person in the employment of Edward Charles Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. December 2025.



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## Next steps...

For further information on the property featured, or on any of our other available properties, please contact:



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