



Indicative image of refurbishment from similar unit



Trade Counter / Warehouse Unit - **To be refurbished**

3,887 sq ft (361.11 sq m)

Minimum internal height of 5.3m

Sectional roller shutter door

W/C facilities

Forecourt parking for 6 cars.



Location

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

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

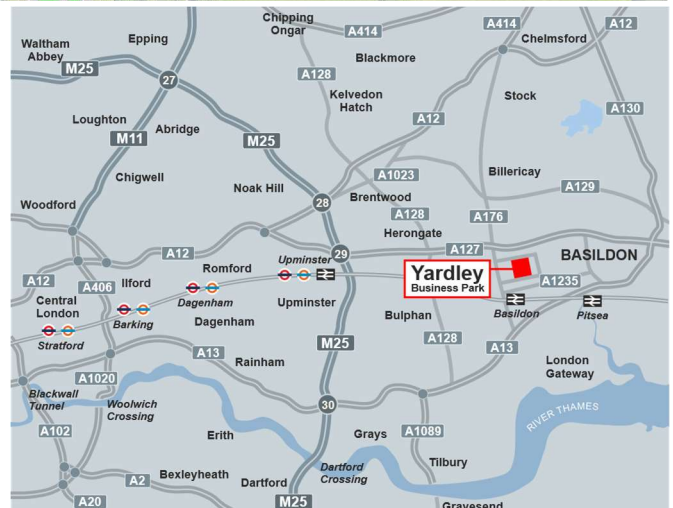
Description

The accommodation is to be refurbished and comprises a mid-terrace trade counter / warehouse unit of concrete frame construction totalling:

3,887 sq ft (361.11 sq m)

Key Features:

- Prime Trade Counter location
- Minimum internal height of 5.3m
- Sectional roller shutter door
- 6 allocated car parking spaces



Tenure & Rent

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

EPC

The EPC for the unit will be assessed on completion of the refurbishment works

Viewings: Strictly via joint sole agents:

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