



Ayers & Cruiks
COMMERCIAL

To Let

12,876 sq ft

Unit 23, Herons Gate Trading
Estate, Basildon, SS14 3EU

Industrial/ warehouse unit with
modern office accommodation

- Minimum eaves height of 3.3m rising to 5.6m
- Modern office accommodation
- Three roller shutters
- New lease available
- Available in September
- £127,500 per annum exclusive

01702 343060
www.ayerscruiks.co.uk



Unit 23, Herons Gate
Trading Estate, Basildon,
SS14 3EU

Summary

- Rent: £127,500 per annum
- Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not Applicable
- Legal fees: Ingoing tenant is liable for both parties' legal costs
- EPC: C (69)
- Lease: New Lease Available

Contact & Viewings

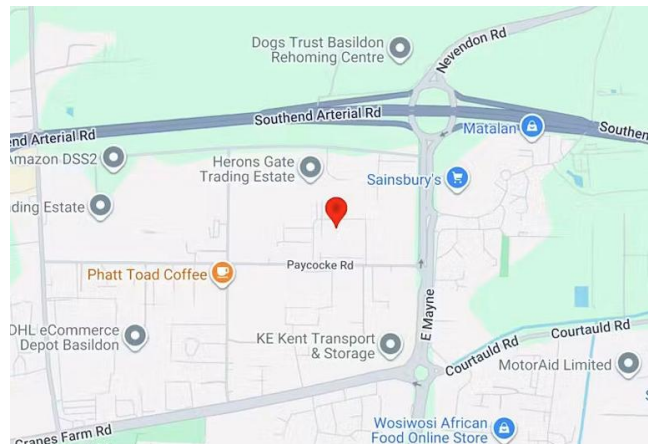
Cameron Cruiks Darrell Clarke
01702 608045 01702 608039
cameron@ayerscruiks.co.uk darrell@ayerscruiks.co.uk

Bradley Hair Neil Burroughs
01702 608057 01702 608035
Bradley@ayerscruiks.co.uk neil@ayerscruiks.co.uk

Rebecca Galley
01702 608053
Rebecca@ayerscruiks.co.uk

86-88 Baxter Avenue Burgundy Court,
Southend-on-Sea, 64/66 Springfield Road,
Essex, Chelmsford,
SS2 6HZ Essex
CM2 6JY

01702 343060
www.ayerscruiks.co.uk



Description

This unit comprises of a concrete frame industrial/ warehouse unit with modern first floor offices, ground floor offices and storage space. The warehouse benefits from three roller shutter doors, a kitchenette and male and female WC facilities. Externally, the property benefits from a forecourt offering on site parking. There is an additional 7,200 sq. ft available adjacent by separate negotiation. Please note the pictures of the office are a sample specification

Location

This property is situated on the established Heronsgate Industrial Estate in Basildon. The estate benefits from excellent road connectivity, with convenient access to the A127 and A13, providing direct links to the M25 and wider Essex region. Basildon town centre and train station are within easy reach, offering regular services to London Fenchurch Street.

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 Jan 2026.



Accommodation

Floor	SQ.FT	SQ.M
Ground Floor	10,005	949.49
First Floor	2,671	248.14
Mezzanine	200	18.58
Total	12,876	1,196.21

Terms

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

Price

£127,500 per annum exclusive

Viewings

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