

BASILDON



TO LET

Unit 5
Chester House Business Park
Winstanley Way
Basildon
SS14 3BP

INDUSTRIAL
20,000 SQ.FT. (1,860 SQ.M.)



**Currently Undergoing
Refurbishment**



Two Loading Doors



10,000 Sq.Ft Of Yard Space



New Lease Available



**Rent £100,000 Per Annum
Exclusive**



Ayers & Cruiks
COMMERCIAL

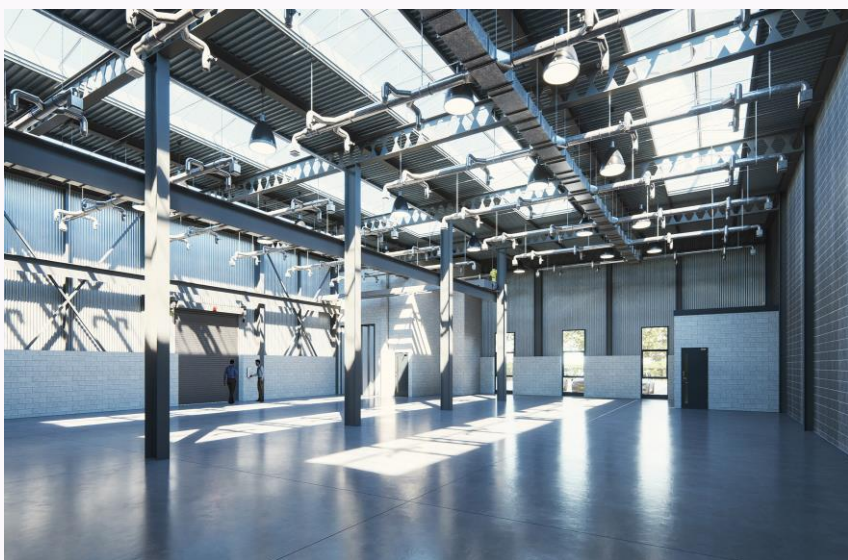
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The Premises is positioned on the corner of Chester Hall Lane and Luckyn Lane in Basildon and is about 30 miles east of central London, in the Thames Gateway. It's easily reached via the A127 and A13 roads, with direct links to the M25 motorway, around 10 miles away. Basildon also has a train station with services to London Fenchurch Street.

Currently undergoing refurbishment, this industrial premises located on a busy corner near Pipp's Hill, Basildon, benefits a large yard. The property will be available for occupancy in Q4 of 2024.



ACCOMODATION

| | | |
|-----------|---------------|--------------|
| Warehouse | 10,000 Sq. Ft | (930 Sq. M) |
| Yard | 10,000 Sq.Ft | (930 Sq.M) |
| Total | 20,000 Sq.Ft | (1,860 Sq.M) |

SERVICE CHARGE & INSURANCE

Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

TERMS

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

EPC

Awaiting EPC

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533 333

LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£100,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruik

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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