



Ayers & Cruiks
COMMERCIAL

To Let
1,656 sq ft

Unit H, Enterprise Centre, Basildon, SS14 3DY

Basildon industrial unit with office, mezzanine, kitchenette, W.C., loading door, security shutters, gated access and 3 parking spaces.

- Ground-floor industrial/warehouse unit with front office
- Mezzanine floor providing additional usable space
- Maximum eaves height of 4.6m and loading door access
- Gated site with security shutters and 3 parking spaces
- Excellent location with easy access to A127, A13 and M25
- Rent Only £17,000 Per Annum Exclusive

www.ayerscruiks.co.uk



Unit H, Enterprise Centre, Basildon, SS14 3DY

Summary

- Rent: £17,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (60)
- Lease: New Lease

Contact & Viewings

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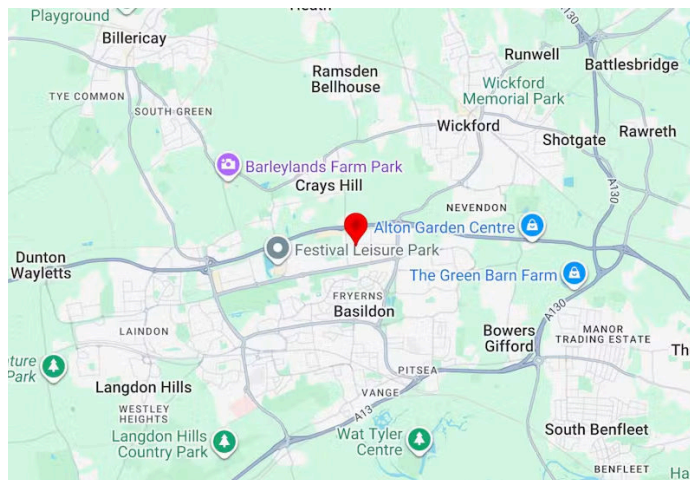
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Description

The property comprises a ground-floor industrial/warehouse area with a front office, kitchenette and W.C. A mezzanine floor extends across approximately half of the unit, providing additional usable space, with a ground-floor clearance height of approximately 2.2m beneath.

The unit benefits from a maximum eaves height of 4.6m and a main manual loading door measuring 2.7m wide by 3.1m high. Security shutters are fitted to the front entrance door and windows, providing additional security.

Externally, the property benefits from a gated site with three allocated parking spaces to the front.

Location

The property is situated within the established Enterprise Centre on Paycocke Road, in the popular Cranes Farm Industrial Area of Basildon. The location benefits from excellent road links, with easy access to the A127, A13 and A130, providing connections to the M25 and wider Essex area.



Basildon town centre and mainline railway station are also located nearby.

Accommodation

Description	sq ft	sq m
Ground Floor	979	90.95
Mezzanine	677	62.90
Total	1,656	153.85

Terms

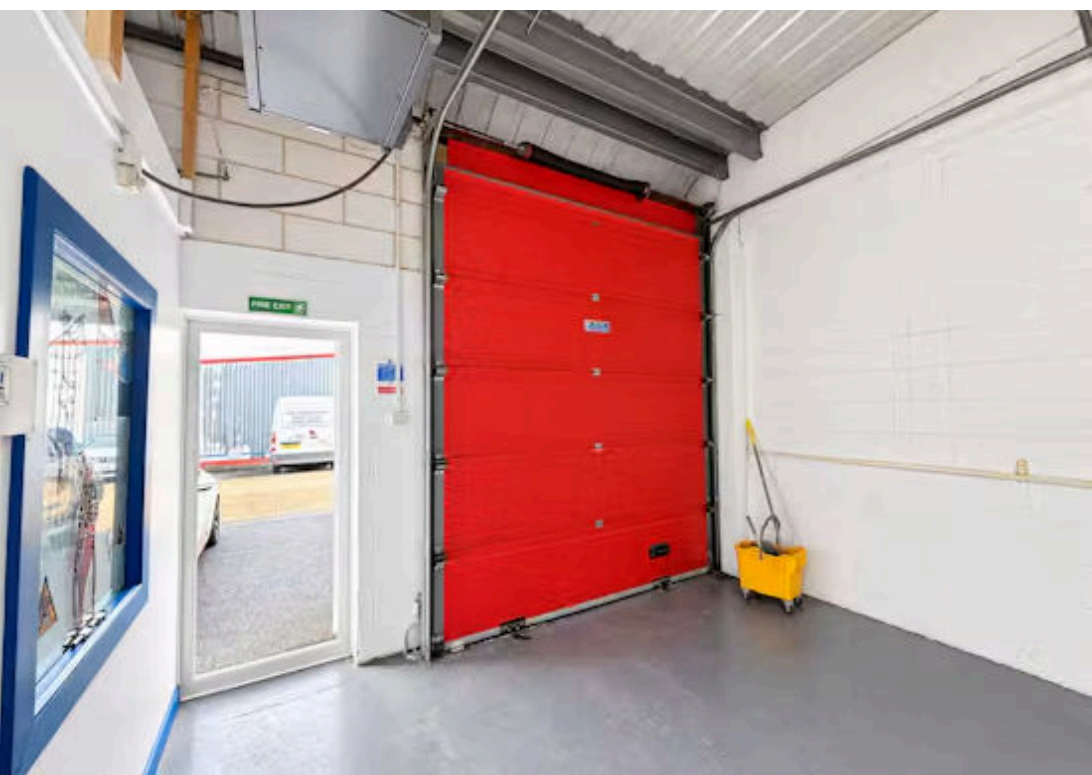
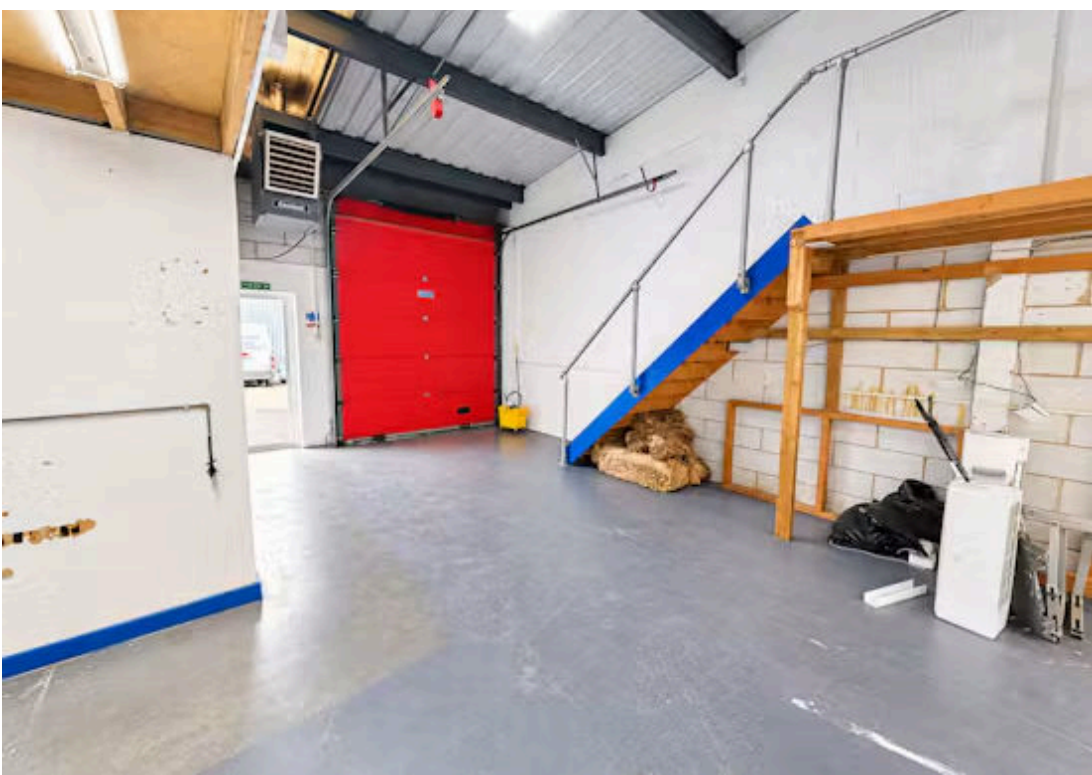
The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Viewings

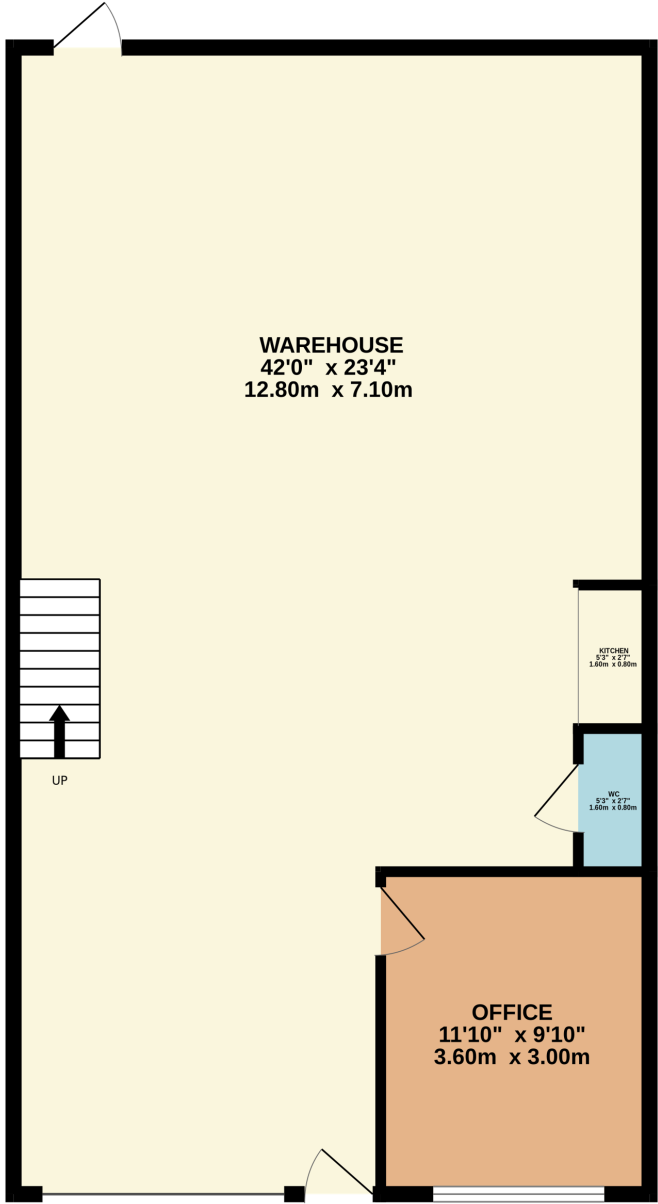
Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Rent

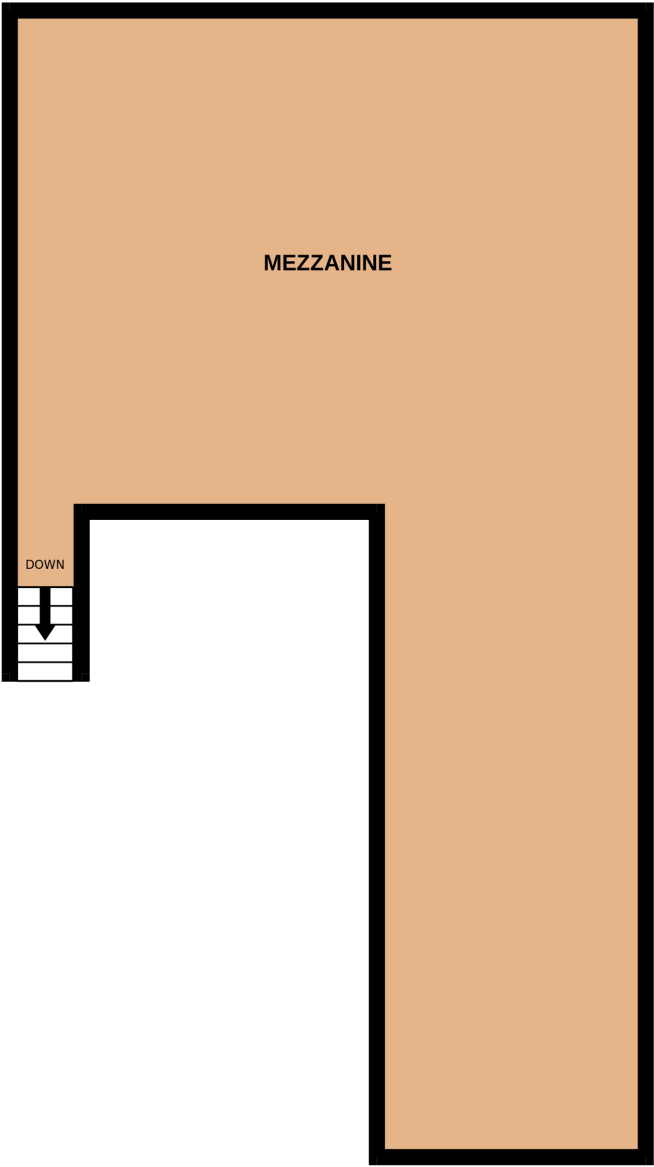
£17,000 Per Annum Exclusive



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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