

B-link²⁰⁴

INDUSTRIAL / WAREHOUSE UNIT

FOR SALE / TO LET - 51,473 TO 203,876 SQ FT

TO BE EXTENSIVELY REFURBISHED

Bramston Link | Basildon | Essex | SS15 6TX

B-link 204



B-Link is a substantial industrial / warehouse facility located in the business hub of Basildon, offering an impressive 203,876 sq ft of versatile space. The property is due to undergo a comprehensive refurbishment, designed to meet the evolving needs of modern businesses. With exceptional transport connectivity and a strong local labour supply, B-Link 204 provides a platform for growth, efficiency and long-term performance.

DESIGNED FOR MODERN INDUSTRIAL & LOGISTICS USE

The property will deliver high-quality, flexible accommodation, with extensive warehouse space supported by modern office accommodation. Excellent loading ratios, strong power provision and generous yard depths enable efficient operations, while the upcoming refurbishment will enhance both performance and sustainability credentials.

Accommodation

The property has the following approximate areas (GIA):

Unit A	sq ft	sq m	Unit B	sq ft	sq m
Warehouse	145,412	13,509	Warehouse	39,170	3,639
GF Office / Ancillary	5,821	541	GF Office / Ancillary	7,631	709
FF Office / Ancillary	1,170	109	FF Office / Ancillary / Mezzanine	4,672	434
Total	152,403	14,159	Total	51,473	4,782



Approx. 35m - 53m yard depth



12 Dock Loading Doors



6 Level Access Loading Doors



118 Car Parking Spaces



Power 525 kVA with potential to upgrade to 3 MVA



Eaves Height 8 Metres

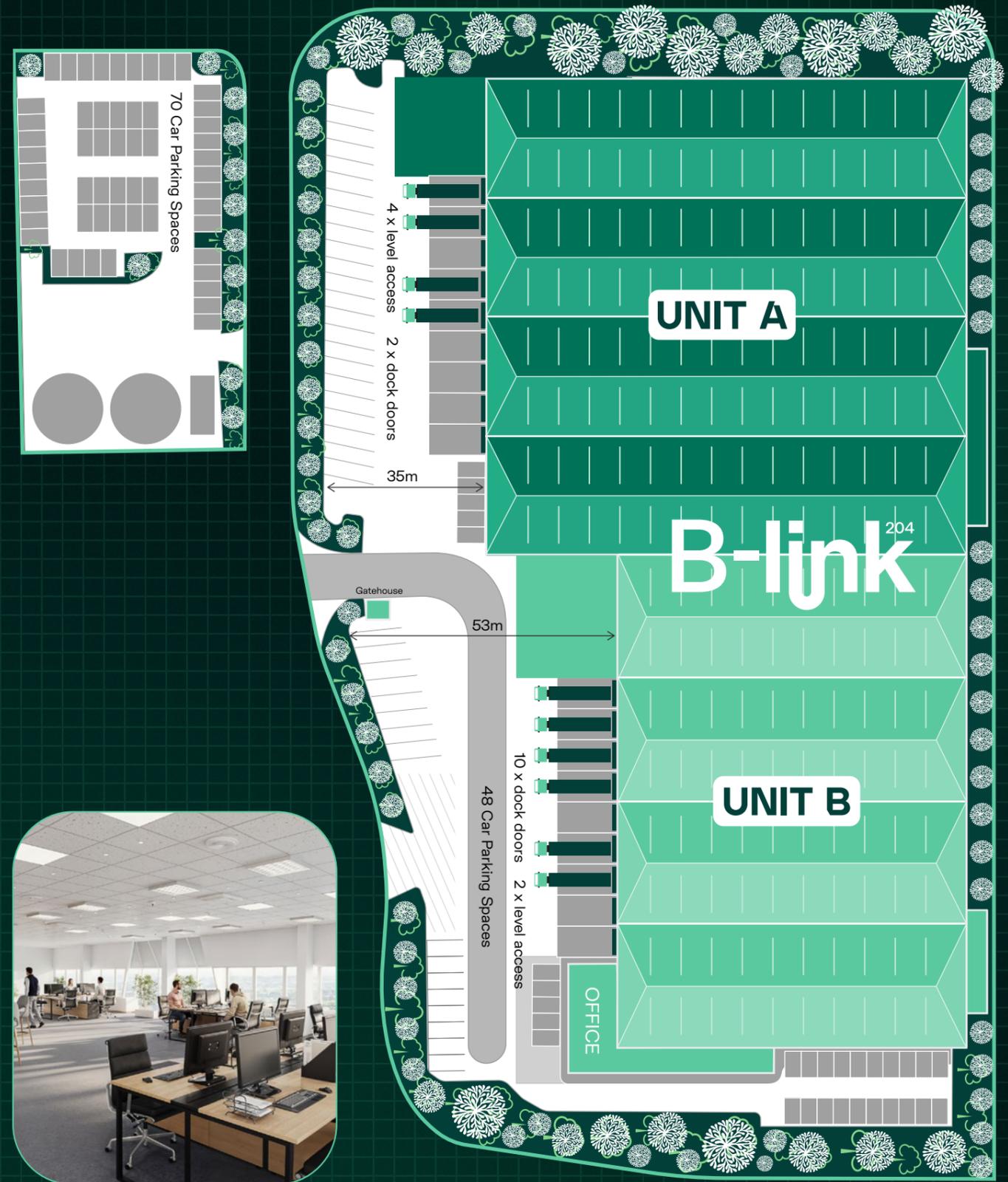


2 Storey Office Accommodation



Site area 7.8 acres, plus 0.9 separate yard area

An extensive refurbishment of the property will improve functionality and ESG credentials. Further information available on request.



TRANSFORMING SCALE, FLEXIBILITY & OPPORTUNITY

Available both to let and, uniquely, on a freehold basis, this represents a rare opportunity to secure either flexible occupation or outright ownership in a tightly held industrial market, providing long-term control and security of tenure.

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FedEx

SEALTITE
SEALANTS

Ford

DHL

JWFROEHLICH

AVL



WEM

elco

keltbray

A127



M25, J29
5.9 MILES, 10 MINS

PERFECTLY LINKING BUSINESS TO OPPORTUNITY

B-Link is on West Mayne (B148) within Southfields Industrial Estate, Basildon's western most industrial area near the M25. West Mayne links directly to the A127, with the M25 (J29) just 5 miles west. Key neighbours include FedEx, DB Schenker, Vanguard Logistics, and the Ford Dunton R&D Centre to the north.

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A127	1.0 mile	2 mins
A2	17.2 miles	22 mins
M25 (J29)	5.7 miles	7 mins
A13	4.4 miles	9 mins
M11 (J6)	25.4 miles	30 mins
M20 (J1)	20 miles	25 mins



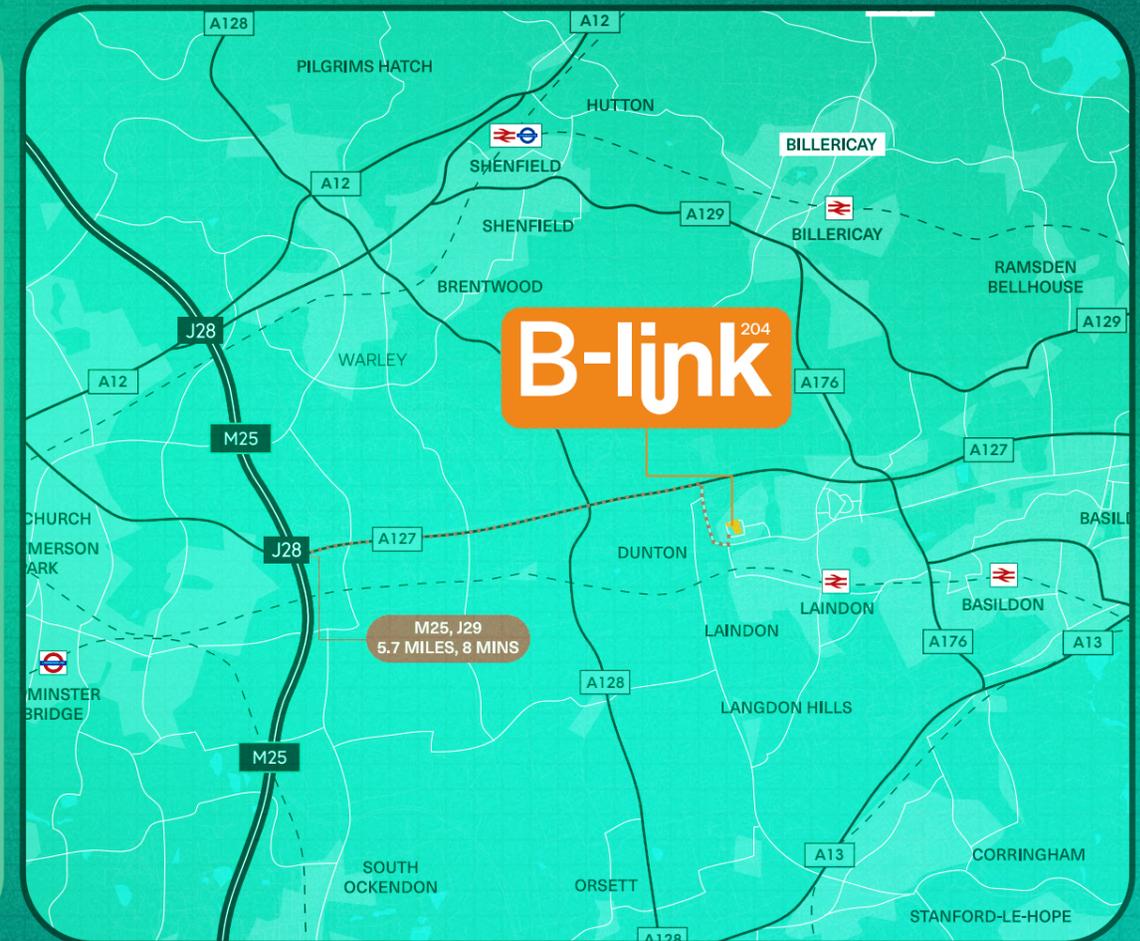
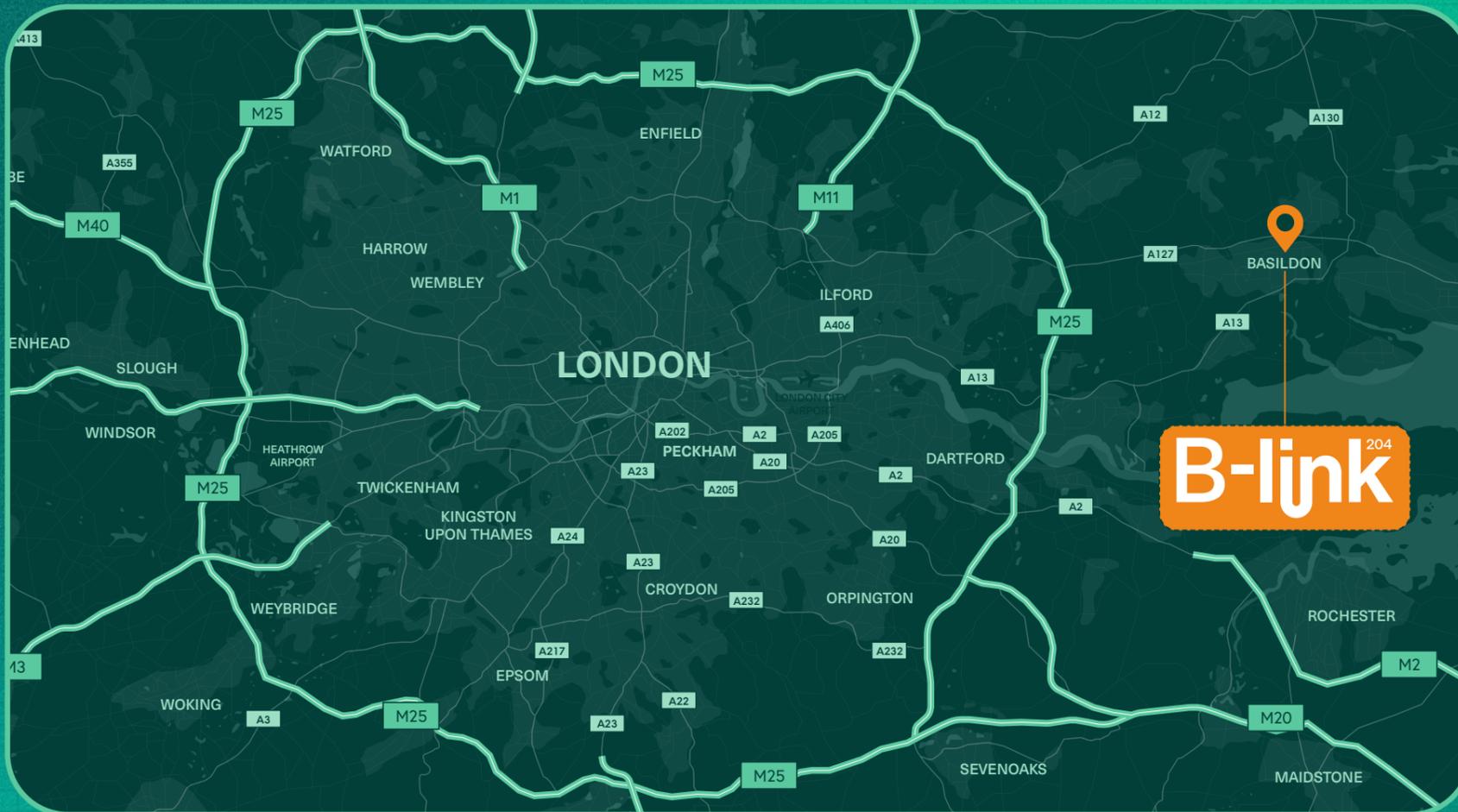
London Stansted	34 miles	35 mins
London Luton	52 miles	1 hr
London City	24 miles	40 mins
London Heathrow	65 miles	1 hr 15 mins
London Gatwick	48 miles	55 mins
London Southend	15 miles	25 mins



Laindon	1.5 miles	5 mins
Basildon	3.2 miles	7 mins
Brentwood	7.5 miles	15 mins
Billericay	5.4 miles	14 mins
Southend Victoria	15.5 miles	25 mins



London Gateway	7.9 miles	14 mins
Port of Tilbury	12.6 miles	18 mins
Port of Dover	75 miles	1 hr 30 mins
Port of Felixstowe	70 miles	1 hr 30 mins
Port of Southampton	120 miles	2 hrs 15 mins





1.5 million+ people live within a 45-minute drive time of B-Link 204

30%

Over 30% of local employment is in logistics, manufacturing, automotive & engineering sectors



Strong shift-working population, proven by surrounding 24/7 logistics and distribution occupiers

70%

Residents are of working age (16-64), supporting large-scale employment needs



Excellent labour mobility, with fast access via A127, A13 and M25 (J29)



Established industrial talent pool, supported by neighbouring occupiers including FedEx, DB Schenker and Ford



25-54 year olds form the core workforce, ideal for operational, technical and management roles

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FAST BY NATURE.

DTRE **GLENNY**

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