



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
**1,898 sq ft**

## **3 Bowlers Croft, Basildon, SS14 3EG**

Industrial unit with open-plan space, front offices, WCs, rear roller shutter & yard, front access and ample communal parking.

- Industrial Unit
- Ample Parking
- Kitchenette and WC
- New Lease Available
- Rent only £22,000 Per Annum Exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## 3 Bowlers Croft, Basildon, SS14 3EG

### Summary

- Rent: £22,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533 333
- Service charge: £909.56 per annum
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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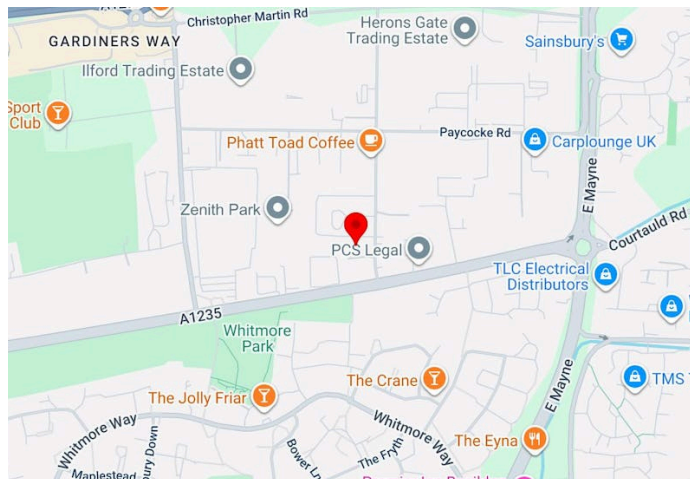
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### Offices

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### Description

The premises features open-plan industrial space, with office space to the front and W.C.s to both the warehouse and office. There is a roller shutter to the rear leading onto a rear yard, pedestrian access to the front, and ample communal parking.

### Location

An industrial unit located at the front of the well-established Bowlers Croft Industrial Estate, accessible via the main Honeywood Road in Basildon.

### Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Industrial	1,898	176.33	Available

### Terms

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

### Rent

£22,000 Per Annum Exclusive

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



