



**SMC
Brownill
Vickers**

For Sale



Freehold Industrial / Workshop Building with yard space within the Pipp's Hill Industrial Estate area of Basildon, Essex

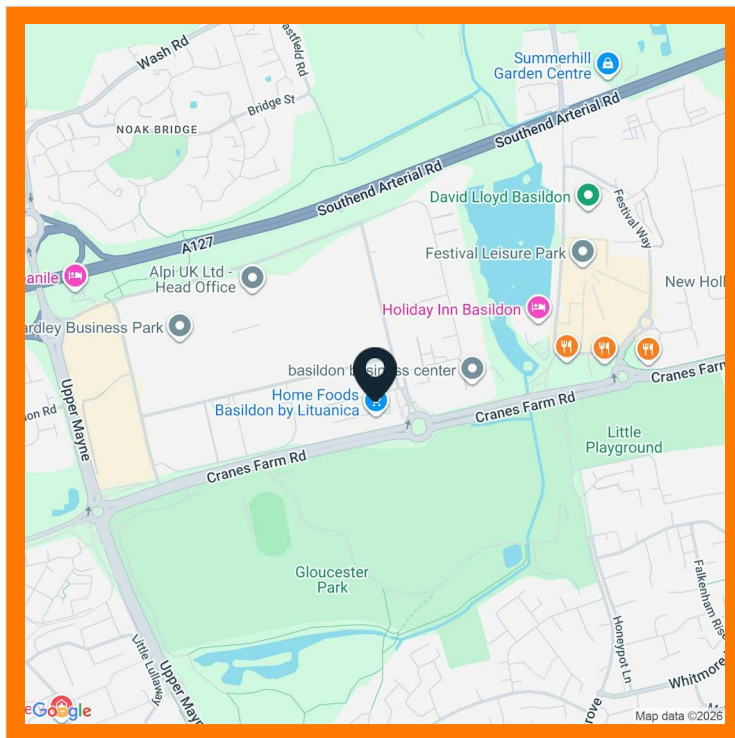
£695,000

6-8 Howard Chase, Basildon, SS14 3BD

01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Industrial building / workshop building in need of modernisation
- Freehold offered with vacant possession
- Ideal for an owner occupier, and potential for part occupation / part investment or investment
- Located in popular Pipp's Hill Industrial Estate (less than 1 mile from the A127) within an established industrial location
- Potential for reconfiguration / development (STP)



Description

A corner positioned single storey industrial / workshop premises building, comprising of two connected wings which are virtually a mirror image, with each side including an open workshop, rear loading area, stores, WC facilities, front room / office, and entrance lobby.

The workshop area benefits from a concrete floor, working eaves height of 3.39m, and two rear roller shutter doors (3m width x 3m height). The building requires an overhaul and refurbishment and could be capable full occupation or splitting into two units depending on occupier requirements.

There are 3 parking spots to the front. There are respective rear yard sections to the property.

Location

The property is located on Howard Chase in the Pippis Hill Industrial Estate area of Basildon. The property is located approximately 0.8 miles from the A127 (Southend Arterial Road), 12 miles from Southend-on-Sea and 10 miles from junction 29 of the M25 junction.

The location is well position for access across South Essex and beyond via access to the A127 and onto the M25 and A13. Basildon train station is located approximately 1.5 miles from property.

Notable occupiers in the area include Cornwallis Business Centre, Winstanley Estate, Beggs and Partners, and various other commercial occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 6 Howard Chase	2,566	238.39
Unit - 8 Howard Chase	2,590	240.62
Total	5,156	479.01

Rateable Value

Based on information obtained from the Valuation Office Agency website the demise is rats as follows:

Address: 6 -8, Howard Chase, Basildon, Essex, SS14 3BE

Description: Workshop and premises

Rateable Value: £39,750

We would advise interested parties to carry out their own check to verify any potential rates obligation.

Planning

Our understanding is that property has been used as a workshop / light industrial premises (B2/B8 Use) and benefits from an established use. We encourage any interested parties to verify their proposed usage is suitable.

Tenure

The property is held on freehold basis - title numbers: EX365467 and EX365480. A prospective sale will be on the basis of vacant possession.

Price

£695,000. VAT status TBC.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Business Rates

Rateable Value of £39,750

Energy Performance Certificate

Property graded as C-D (75-82)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

