



Ayers & Cruiks
COMMERCIAL

To Let

9,093 sq ft

Unit 17, Newlands End, Basildon, SS15 6DU

Industrial unit with mezzanine, rear roller shutter, front/rear parking, 2 storage containers, W.C., kitchenette & A127/M25 access.

- Established industrial/warehouse unit in North Industrial Estate, Laindon.
- Excellent road links to the A127, A13 and M25.
- Full mezzanine floor providing additional storage or office space.
- Rear roller shutter loading door, W.C., kitchenette and two external storage containers.
- Parking available to both the front and rear of the property.



Unit 17, Newlands End, Basildon, SS15 6DU

Summary

- Rent: £68,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 533333
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (62)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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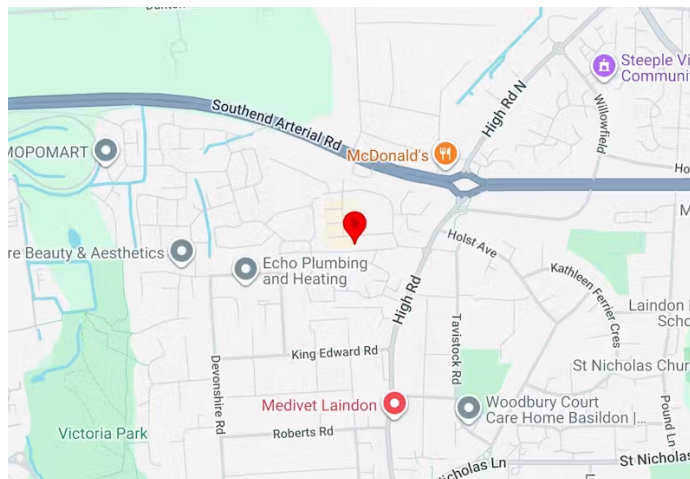
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Tel: 01245 202555



Description

The property comprises a well-presented industrial/warehouse unit offering versatile accommodation suitable for a range of business uses. The unit benefits from a full mezzanine floor, providing valuable additional storage or office space. The property benefits from a rear roller shutter loading door, allowing for efficient loading and unloading. Internally, the property includes a kitchenette and W.C. facilities, together with two external storage containers, offering further secure storage capacity. Externally, the unit benefits from parking to both the front and rear, providing convenient access for staff, visitors, and deliveries.

Location

A well-located commercial property situated within the established North Industrial Estate in Laindon, Basildon. Benefiting from excellent connectivity to the A127, A13, and M25, the property offers convenient access to London, South Essex, and the wider motorway network. The estate is a popular business location, providing an ideal base for industrial, warehouse, distribution, or trade occupiers.



Accommodation

Floor/Unit	sq ft	sq m
Ground	4,131	383.78
1st	4,962	460.98
Total	9,093	844.76

Viewings

Strictly by prior appointment via the landlord's appointed agents Ayers & Cruiks.

Terms

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

Rent

£68,000 Per Annum Exclusive



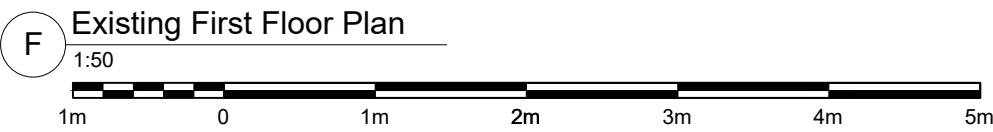
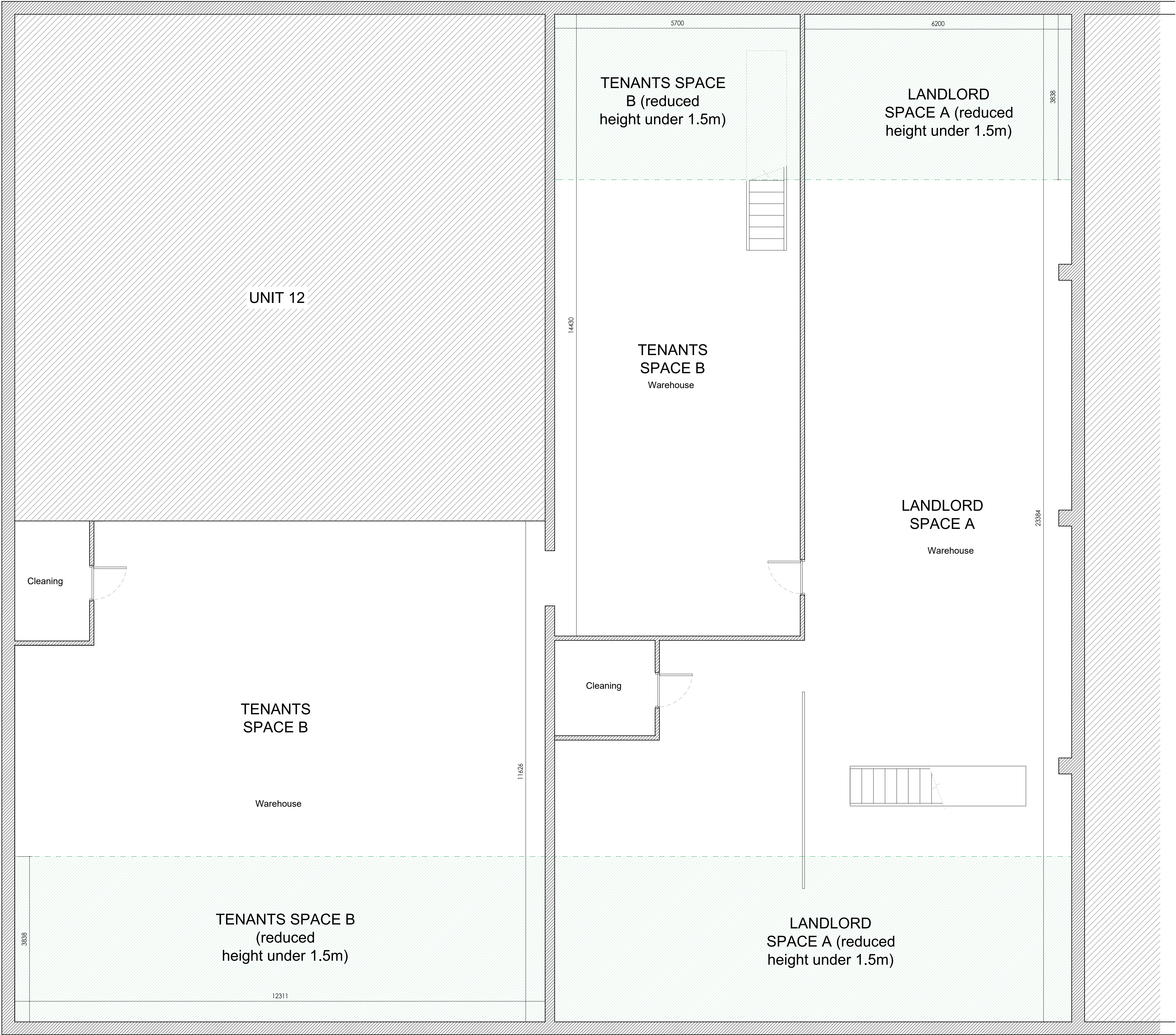








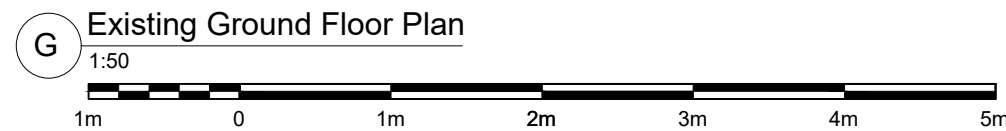
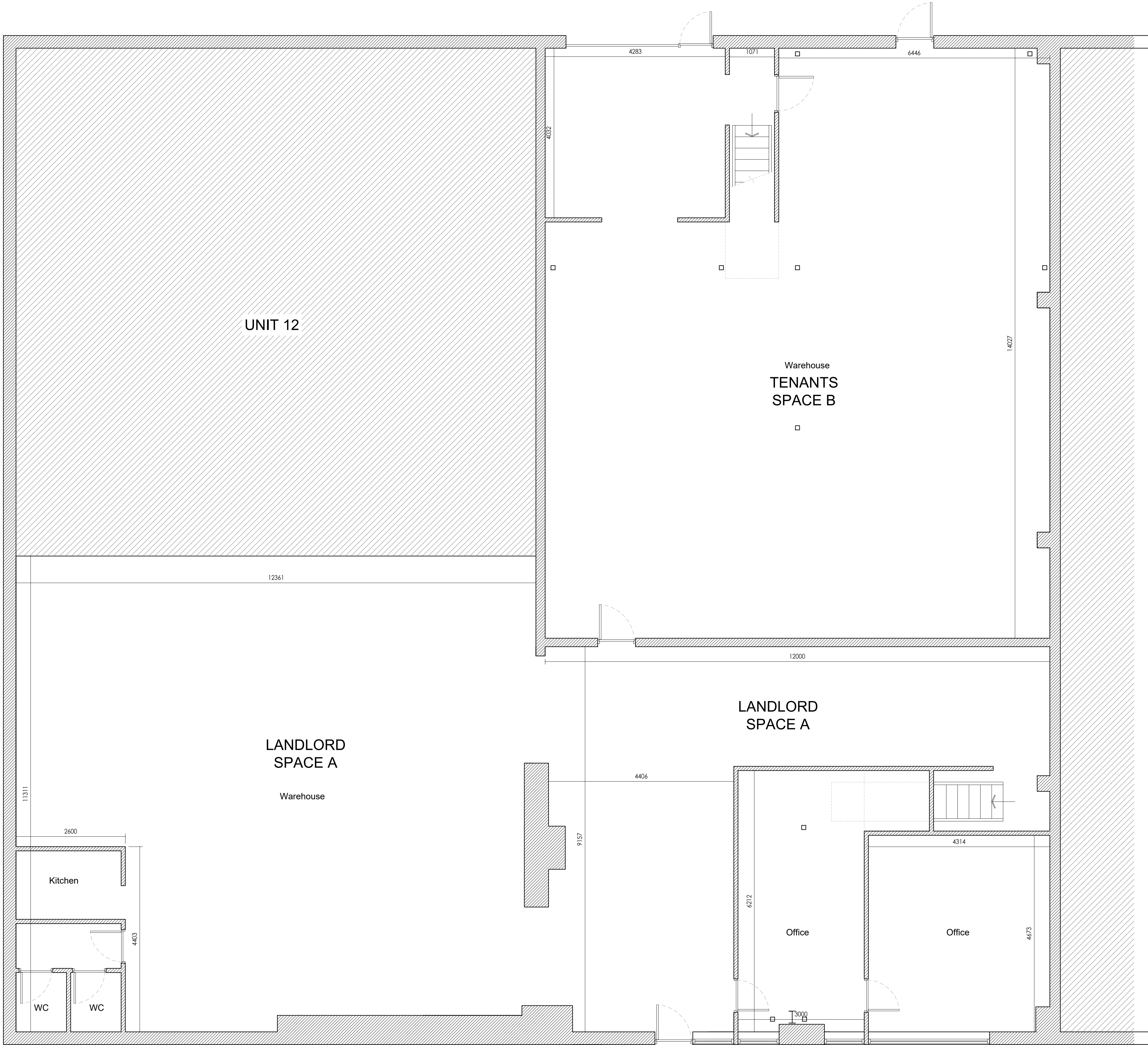
DRAWING NOTES:
All items, notes dimension and general design contained in this drawing are for guidance purposes only. Nominated builder and person responsible for the project should make a thorough check prior to commencement of works against the site, drainage service drawings, current building regulations, British Standards and codes of practice. the contractor is to allow within their price for all items not listed but that will be required to complete the work in accordance with all current legislation.
The copyright in all designs / drawings prepared by KVD Plans LTD shall remain the property of KVD Plans LTD and must not be reissued / loaned or copied without prior consent.



Landlord Area A: (NIA) 1,574.76 square feet (first floor)
Landlord Area A: (RCA) 750.24 square feet (total reduced height under 1.5m)
Tenant Area B: (NIA) 1,880.45 square feet (first floor)
Tenant Area B: (RCA) 740.55 square feet (total reduced height under 1.5m)

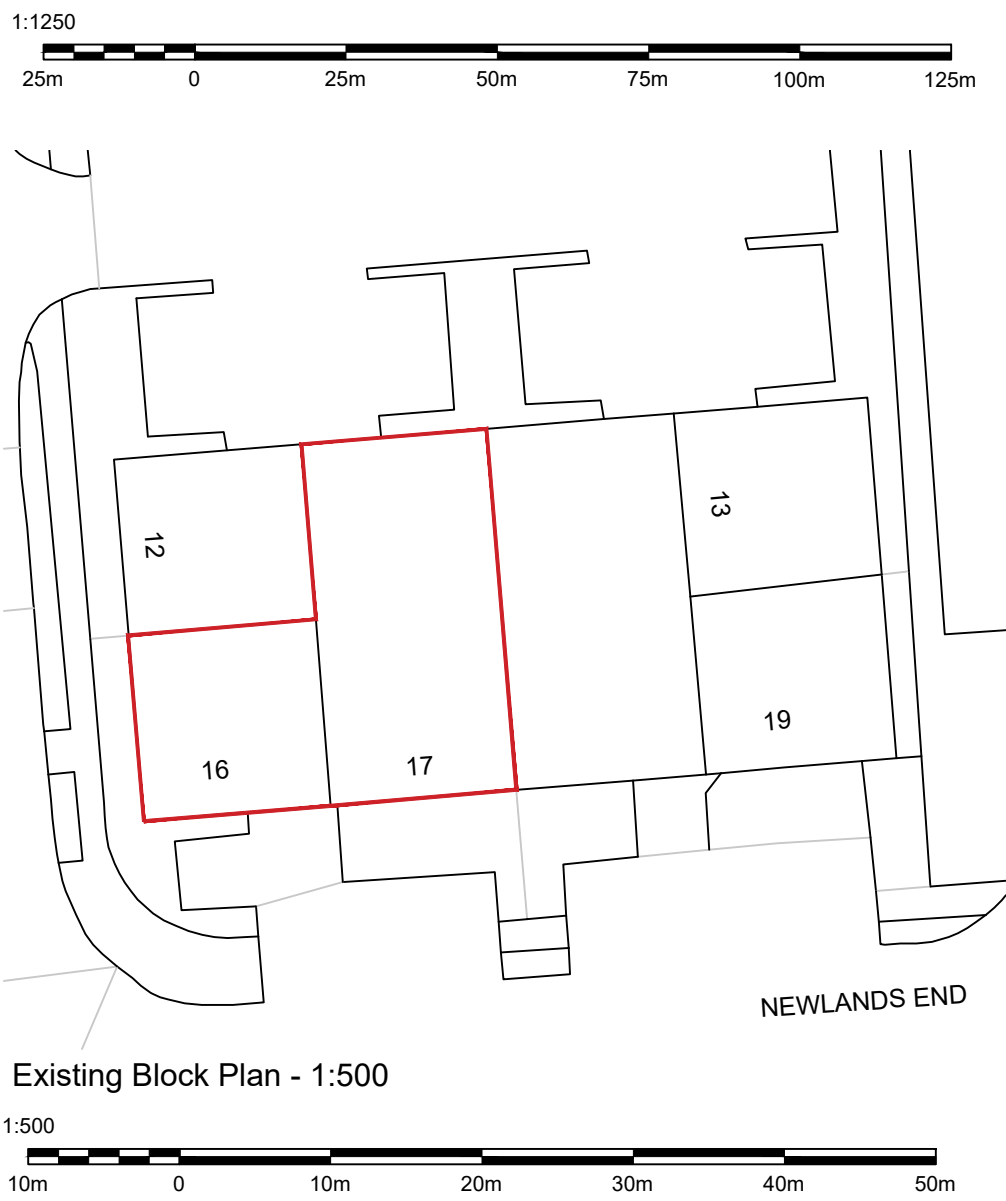
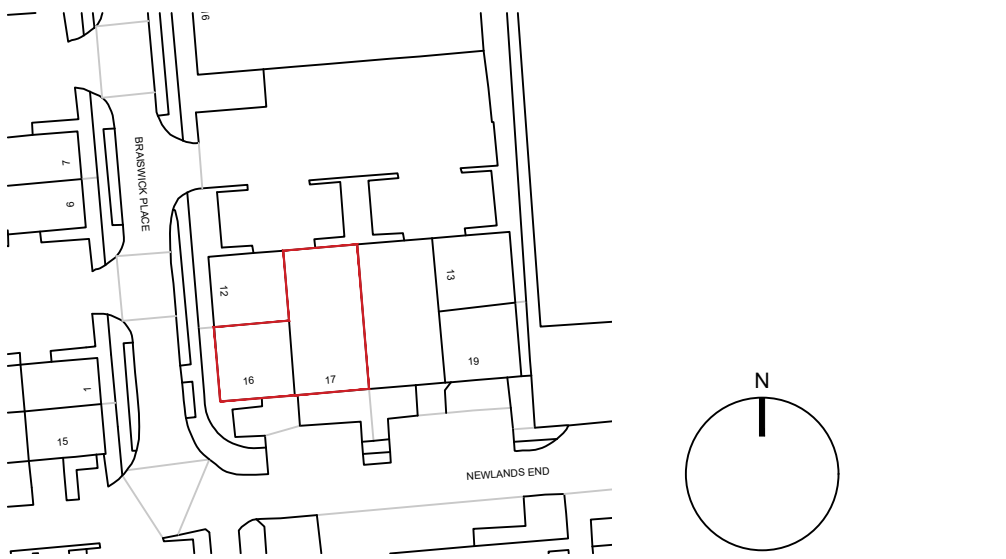
Project:	Unit 16,17 Newlands End, Basildon,SS15 6DU	Boundary Demolition Ext Walls Prop Walls FFL Height
Drg Title:	Existing Plans	
Scale:	1:50 @ A1	
Drawn By:	KD	Date: 02/2026
Drg No:	(26) 02/01 EX02	Rev:





Landlord Area A: (NIA) 2,669.45 square feet (ground floor)
Tenant Area B: (NIA) 1,808.35 square feet (ground floor)

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