



Ayers & Cruiks
COMMERCIAL

Unit 9, Swinborne Court, Basildon, SS13 1QA

To Let | 3,144 sq ft

Mid-terrace unit with mezzanine office, roller shutter, pedestrian entrance, WCs, loading area & parking.

Unit 9, Swinborne Court, Basildon, SS13 1QA

Summary

- Rent: £25,000 per annum
- Business rates: Interested parties are advised to contact Basildon Council for verification of the rating assessment on 01268 533 333.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (84)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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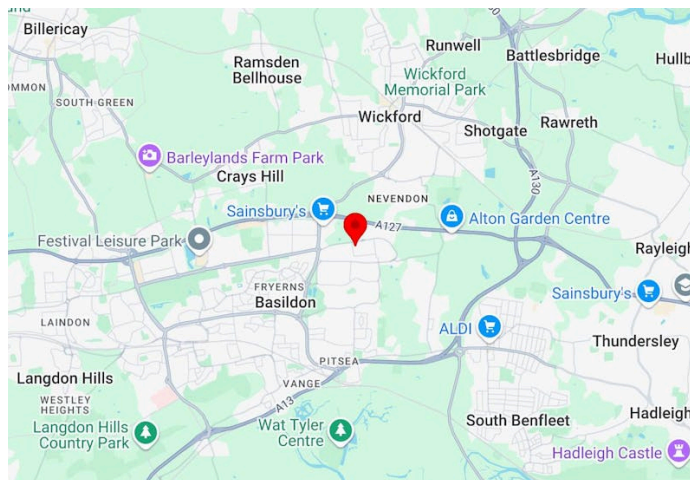
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Key Points

- Industrial Unit With Mezzanine
- Single Roller Shutter Door
- Loading Area & Allocated Parking
- Kitchenette & W.Cs
- Rent £25,000 Per Annum Exclusive

Description

The property is a mid-terrace industrial/warehouse unit built with a steel frame, part brick and part metal cladding, and a metal sheet roof with skylights. It has a roller shutter door for loading and a separate pedestrian entrance. Inside, there are male and female toilets, warehouse access, and stairs to a mezzanine office area. Outside, there is a loading area and dedicated parking

Location

Swinborne Court is at the corner of Harvey Road and Swinborne Road in the Burnt Mills Industrial Area. It has easy access to the A127, which leads to the M25 at junction 29, about 10 miles west. The A13 is also around 5 miles away, offering a direct route to London.



Accommodation

Floor/Unit	Size	sq ft	sq m
Ground	1,662 sq ft	1,662	154.40
Mezzanine	1,482 sq ft	1,482	137.68
Total		3,144	292.08

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

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

Rent

£25,000 Per Annum Exclusive

