



To Let

Refurbished Mid-Terrace Warehouse / Trade Counter Unit

- Eaves height of 5.3m
- Sectional roller shutter door
- Car parking for 12 cars

Unit 6, Yardley Business Park

Luckyn Lane, Basildon, SS14 3GL

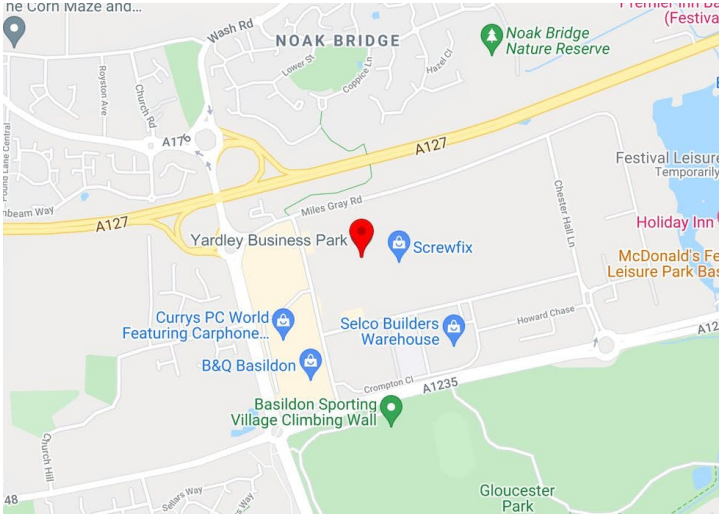
5,158 sq ft

479.19 sq m

Reference: #68262

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Summary

Available Size	5,158 sq ft / 479.19 sq m
EPC	D (78)

Description

The available accommodation comprises a refurbished mid-terrace warehouse/trade counter unit of concrete portal frame construction and an eaves height of 5.3m. W/C facilities are provided along with a sectional roller shutter door for loading/unloading. Externally, allocated car parking is provided for 12 cars.

Location

Yardley Business Park is a trade counter location, current neighbouring tenants on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, QVS Direct, Crown Paints and Howdens. Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

Yardley Business Park is located on Miles Gray Road within the established Pipp's Hill Business Area of Basildon, adjacent to the Southend Arterial Road and immediately opposite Pipp's Hill Retail Park.

Specification

- Eaves height of 5.3m
- Sectional roller shutter door
- WC facilities
- Car parking for 12 cars

Terms

The property is available upon a leasehold basis, further details upon application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Service Charge

A service charge is applicable. Further details on application.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

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