



Ayers & Cruiks
COMMERCIAL

**Unit 3 Chester House Business Park, 1-3 Winstanley Way,
Basildon, SS14 3BP**
To Let | 4,850 sq ft

Industrial unit offering both industrial and office space and on-site parking with direct links to the M25.



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Summary

- Rent: £70,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533 333
- VAT: To be confirmed
- 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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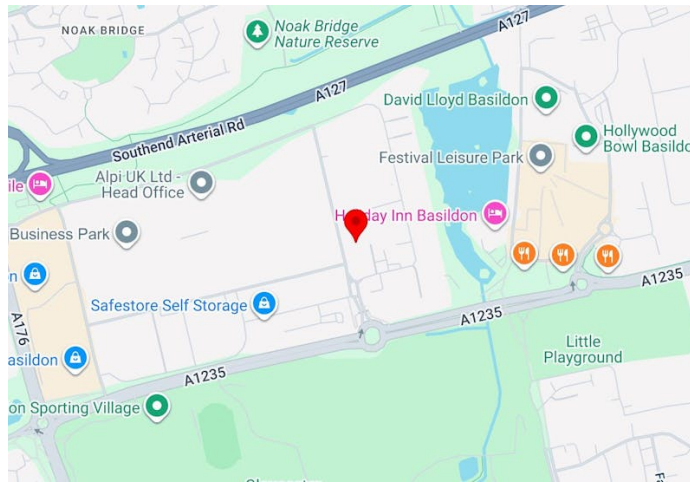
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Key Points

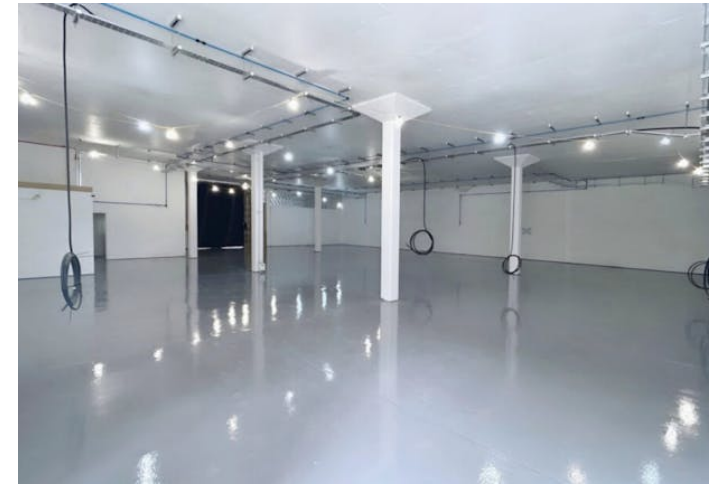
- Trade Style Warehousing Units
- Fronting Luckyn Lane
- 3 Phase Power
- New Lease Available

Description

Chester Business Park is a new development offering a combination of industrial and office space. The building, formerly Bellesduna House, is scheduled for a major refurbishment in 2024. On-site parking will also be provided.

Location

The Premises is positioned on the corner of Chester Hall Lane and Luckyn Lane in Basildon and is about 30 miles east of central London, in the Thames Gateway. It's easily reached via the A127 and A13 roads, with direct links to the M25 motorway, around 10 miles away. Basildon also has a train station with services to London Fenchurch Street.



Accommodation

Description	sq ft	sq m	Availability
Unit 3	4,850	450.58	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks

Terms

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

Rent

£70,000 Per Annum Exclusive

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