



Unit 3, West Point, 11 Durham Road, Laindon, Basildon, SS15 6PH

Modern Two Storey Hybrid Business Unit located in Laindon - LET

Tenure	To Let
Available Size	1,625 sq ft / 150.97 sq m
Rent	£26,000 per annum plus VAT
Business Rates	Needs to be reassessed
EPC Rating	C (72)

Key Points

- Modern well specified unit comprising warehouse and office space
- Versatile space which could be altered to suit occupier requirements
- Good access to the A127 and A13 to Southend, Romford, Pitsea, Grays, M25 Motorway, etc
- 2 car parking spaces within gated secure courtyard

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Summary

Available Size	1,625 sq ft
Rent	£26,000 per annum plus VAT
Business Rates	Needs to be reassessed
EPC Rating	C (72)

Description

The property comprises a modern two storey hybrid unit / business unit built in 2008. The property provides a warehouse / production area to the ground floor and office space to the first floor.

The ground floor warehouse area benefits from a electronically operated roller shutter (3.2m in height x 3.55m in width).

The accommodations includes suspended ceiling, concrete floor, carpets, air conditioning, kitchenette and WC facilities to both floors, floor sockets, intruder and fire alarm systems. Warehouse eaves height from 3.69m to 7.32m.

There are 2/3 allocated parking spaces to the front of the unit within a gated courtyard area with a three further spaces for visitors.

The property is accessed off Durham Road and with an exit to Wrexham Road.

Location

The property is located on West Point off Durham Road in Laindon, which is a suburb of Basildon in Essex. The location is close to Durham Road junction with High Road, which in turn provides access to the Southend Arterial Road (A127).

The property is approximately 0.3 miles from Laindon rail station (C2C Line to London Fenchurch Street). This area is an established office and industrial location with a number of relatively modern commercial developments in the area that stretches towards the A127.

Rating Assessment

The property would need to be accessed for rating purposes.

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

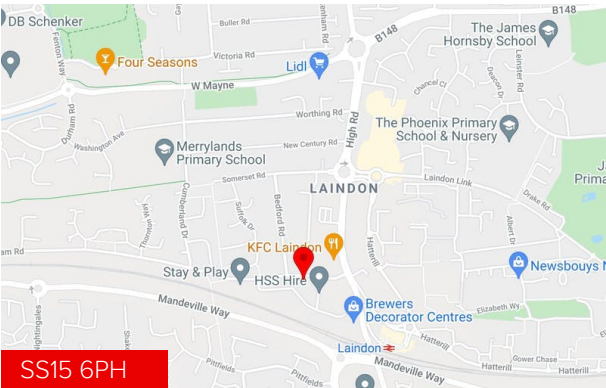
Commute / Travel

- Basildon: 11 minutes (by road)
- Southend: 31 minutes (by road)
- Brentwood: 16 minutes (by road)
- Billericay: 13 minutes (by road)
- Upminster: 19 minutes (by road)
- Romford: 35 minutes (by road)
- London - Fenchurch Street: 44 minutes (by train)

Lease Terms

The property is available on a new lease for a minimum of 3 years with the tenant responsible for repair, decoration, property insurance premium, rates, service charge and utility charges.

Rent



Viewing & Further Information

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£26,000 pa, payable quarterly in advance. VAT will be payable on the rent.

Service Charge

A service charge will be payable. Further details upon request.

Video

● - <https://www.youtube.com/watch?v=dY4AK9KTNJE>

