



Ayers & Cruiks
COMMERCIAL

To Let

9,900 sq ft

**Unit 2 Christy Court,
Basildon, SS15 6TL**

Ground floor warehouse with
mezzanine suitable for
production, offices or
showroom

- Located in Southfields area
- Secure site, alarmed, CCTV
- Flexible tenure options available
- Rent only £78,000 per annum

www.ayerscruiks.co.uk



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Summary

- Rent: £78,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Service charge: £258.33 per month
- VAT: To be confirmed
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

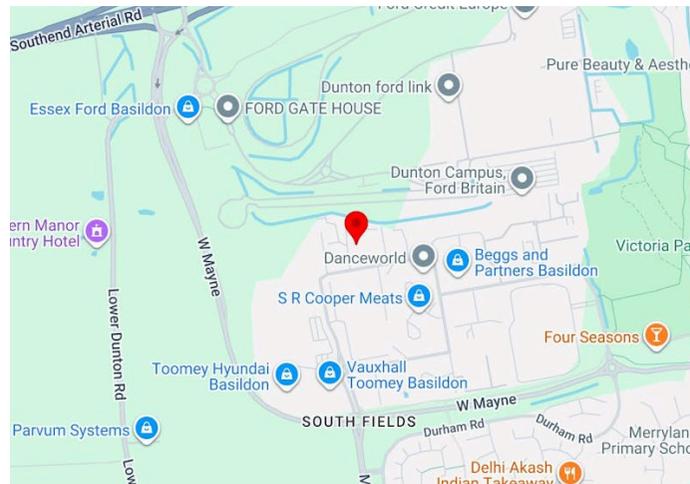
Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

Ground floor warehouse space with mezzanine suitable for offices/ showroom. The building has front entrance and roller shutter door, WC facilities and kitchen areas with 9 allocated parking spaces at the front of the building.

Rent

£78,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Location

This unit is located on a small estate in Basildon within the established Burnt Mills Industrial area. The site benefits from convenient road access to the A127 and the A13 providing good connectivity to London, Southend and the wider Essex region. Basildon town centre and train station are also a short drive away.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	5,100	473.81
Mezzanine	Industrial	4,800	445.93
Total		9,900	919.74

