



Ayers & Cruiks
COMMERCIAL

To Let
12,876 sq ft

**Unit 23, Herons Gate
Trading Estate, Basildon,
SS14 3EU**

**Industrial/ warehouse unit with
modern office accommodation**

- Minimum eaves height of 3.3m rising to 5.6m
- Modern office accommodation
- Three roller shutters
- New lease available
- £127,500 per annum exclusive

www.ayerscruiks.co.uk



Unit 23, Herons Gate Trading Estate, Basildon, SS14 3EU

Summary

- Rent: £127,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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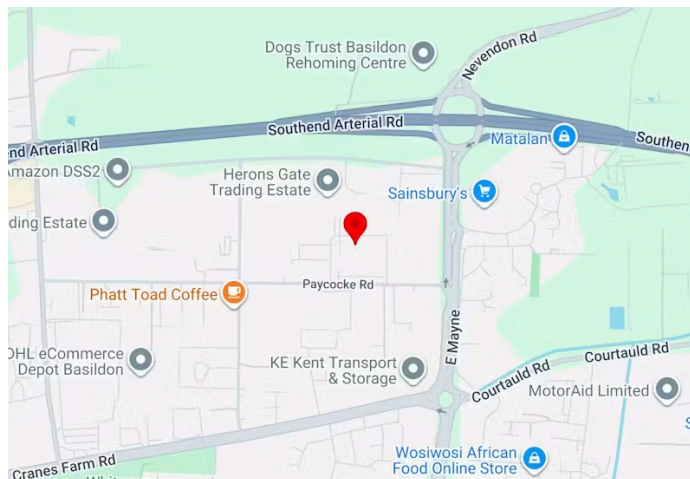
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Description

This unit comprises of a concrete frame industrial/warehouse unit with modern first floor offices, ground floor offices and storage space. The warehouse benefits from three roller shutter doors, a kitchenette and male and female WC facilities. Externally, the property benefits from a forecourt offering on site parking. There is an additional 7,200 sq. ft available adjacent by separate negotiation. Please note the pictures of the office are a sample specification.

Location

This property is situated on the established Heronsgate Industrial Estate in Basildon. The estate benefits from excellent road connectivity, with convenient access to the A127 and A13, providing direct links to the M25 and wider Essex region. Basildon town centre and train station are within easy reach, offering regular services to London Fenchurch Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Industrial	10,005	929.49
Mezzanine	Industrial	200	18.58

1st Office 2,671 248.14

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Terms

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

Rent

£127,500 per annum exclusive

Viewings

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

