



Ayers & Cruiks
COMMERCIAL

To Let

640 sq ft

**5 Thomasin Road,
Basildon, SS13 1LG**

**Industrial unit with a WC and
parking at the front**

- Open plan industrial space
- Electric roller shutter door
- 3 phase power
- LED lighting
- New lease available
- £12,500 per annum exclusive

www.ayerscruiks.co.uk



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1LG

Summary

- Business rates: £4,241.50 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- EPC: D (85)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

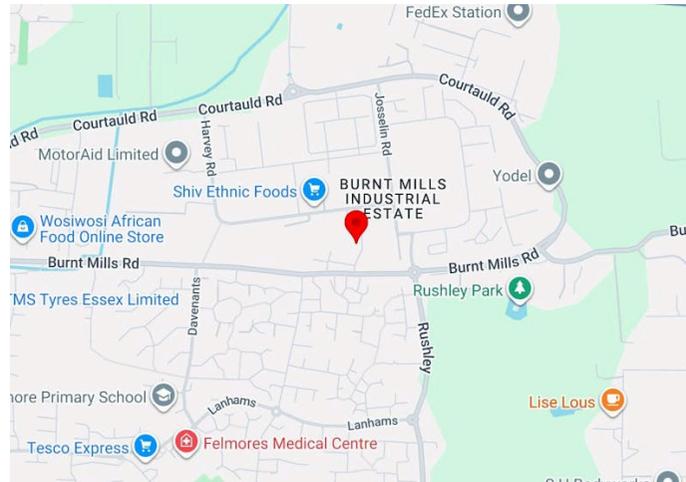
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

This unit comprises of an open plan industrial space with a WC facility and small kitchenette area. It benefits from 3 phase power, gas heating, LED lighting and a roller shutter loading door. There is a minimum eaves height of 2.53m and maximum of 4.5m, with parking available at the front of the unit.

Location

This industrial unit is located within the well established Burnt Mills Industrial Estate in Basildon, offering easy access via Burnt Mills Road and close proximity to the A127.

Viewings

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

Accommodation

| Floor/Unit | Building Type | sq ft | sq m | Rent |
|------------|---------------|-------|-------|----------------|
| Unit | Industrial | 640 | 59.46 | £12,500 /annum |