

Unit 11 Bowlers Croft, Honeywood Road, Basildon, Essex, SS14 3EG



End terrace unit with Offices & Rear Compound
Consent for Gym Use

To Let

Approx. 2,180 sq ft (202 sq m)

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2c is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 34 minutes.

The property

An end-terrace unit fronted by office and toilet facilities. To the rear is a large open plan area (previously used as a private fitness centre), a rear loading door, enclosed compound and further room.

The unit has consent for a private fitness centre but could be reinstated back to the original storage/light industrial use if required.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 11 2,180 sq ft 202 sq m

Business rates

The Rateable Value (2023) is £16,500, making Rates Payable approx. £8,085pa (24/25).

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews (if applicable).

Figures

£26,000 per annum exclusive.

A service charge may be payable for communal costs, further details on request.

EPC

The EPC rating is D86, expiring July 2028.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Viewing is strictly by prior appointment only. Please contact us on 01708 860 696 or email: jb@branchassociates.co.uk

Details Awaiting Client Approval

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

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