

Units 14-15, Heronsgate Trading Estate, Paycocke Road,
Basildon, Essex, SS14 3EU



Unit approx. 4,791 sq ft (445 sq m)

TO LET

- End-terrace
- Office/ Toilet/ Kitchen
- LED lighting
- 3-phase
- On site parking
- Gas supply

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

Location

Forming part of Heronsgate Trading Estate, adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2C is approximately 3.8 miles away linking with London (Fenchurch Street) in approximately 33 minutes.

The property

An end terrace unit comprising warehousing space together with office, toilet/kitchen area to the front. Two electric roller shutter loading doors and a pedestrian door provide access.

A small mezzanine is in place over the office area. 3-phase power is connected to the unit and LED lighting is fitted. An alarm system is also in place (not tested).

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

Warehouse	4,552 sq ft	423 sq m
Office/kitchen/toilet	239 sq ft	22.2 sq m
Total	4,791 sq ft	445 sq ft
Mezzanine	310 sq ft	28.8 sq m

Figures

£49,500 pax.

No VAT is payable on the rent.

No service charge is payable.

Tenure

To be let on a new, full repairing and insuring lease for a term to be agreed including periodic upward only rent reviews.

Business rates

The Rateable Value (2023) is £38,000, making rates payable approximately £18,620. Interested parties are advised to satisfy themselves in this respect.

Legal Costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The EPC rating is E109 expiring December 2028.



Original photographs.

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 860696 or email:

jb@branchassociates.co.uk

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

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.