

3 Gibcracks, Basildon, Essex SS14 1PE



Mid-terrace Business Unit approx. 1,000 sq ft (92.9 sq m)

TO LET

- Close A13 & Basildon Station
- Adjacent local retail parade
- Fully refurbished
- Electric heating
- LED lighting
- Large free car park
- Front pedestrian door & rear loading door

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

Location

Forming part of a popular industrial estate, only 1.5 miles from the A13. Basildon Train Station is only 1.9 miles away, providing a service to London Fenchurch Street in only 36 minutes.

The property

A mid-terrace warehouse unit of brickwork and profile clad construction beneath a steel truss insulated roof. Access is via a pedestrian door to the front and roller shutter to the rear.

Internally, the unit has been refurbished comprising new kitchen, new electrics and new roof. There is a toilet, LED lighting and perimeter trunking containing power points and BT. In addition, there are two electric wall mounted blower heaters.

The maximum internal height is approximately 3.8m. Parking is available on a 'first come, first served' basis within a large communal car park fronting the unit.

Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate Gross Internal Area:

Unit 1,058 sq ft 98.3 sq m

Terms

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

Figures

£20,000 per annum exclusive.

We understand that VAT is NOT payable.

Utilities, Business Rates, Building Insurance and service charge (if applicable) are payable in addition.

Energy Performance Certificate

The EPC rating is C73, expiring 20th August 2028.

Business rates

The Rateable Value is £7,400 (2023). Under current Small Business Rate Relief, nil rates may be payable. However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Legal Costs

Each party is to be responsible for the payment of its own solicitor's legal costs.

Agent's Note

No warranty is given in respect of the current planning use and none of the amenities or fixtures and fittings have been tested.

All figures are exclusive of VAT.

Enquiries/viewings

Please contact us on 01708 860696 / 07775 804842 or Email: jb@branchassociates.co.uk



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