

Unit 8 The Gloucesters, Crompton Close, Basildon, Essex, SS14 3AY



Warehouse with office approx. 8,045 sq ft
(747.5 sq m)

TO LET

- 4.0m eaves
- Three phase power
- Mains water
- Manual roller shutter loading door
- External loading area
- On site parking

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

Location

The unit occupies a location forming part of the established Luckyn Lane Industrial area. Nearby occupiers include South Essex College, Selco Builders, Howdens and Toolstation. The unit is also close to Pipp's Hill retail park. The A127 is situated approximately 0.8 miles away to the North and the A13 approximately 2.6 miles to the South. Basildon Train Station is approximately 1.4 miles away, providing a c2c service to London (Liverpool Street) in approximately 49 minutes.

The property

A mid-terrace unit of steel frame construction with brick/blockwork elevations beneath a 'Northlit' roof with translucent panels. Access is via a manual roller shutter loading door to the front and pedestrian door to the offices.

Internally, there are works toilets, a kitchen and offices to the front. There is three phase power, mains water, fluorescent lighting and electric wall mounted heating.

Externally, there is a fenced and gated compound. In the region of 8 car spaces are available to the front.

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

Unit	7,317 sq ft	679.8 sq m
Office	728 sq ft	67.7 sq m
TOTAL	8,045 sq ft	747.5 sq m
Yard	349 sq ft	32.5 sq m

Terms

£68,500 pax

Business rates, building insurance, service charge (if applicable) and utilities are payable in addition. A rent deposit is payable, subject to accounts and references.

To be let on a new, flexible lease for a term to be agreed.

Business Rates

The Rateable value is £51,500 (2023) making rates payable approximately £26,368 (23/24). 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 their own legal costs.

Energy Performance Certificate (EPC)

Awaiting reassessment.

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



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