

Former Speedy Hire Unit, Josselin Road, Basildon, Essex, SS13 1QB



Unit approx. 4,471 sq ft (415 sq m)
with Yard approx. 5,600 sq ft (520 sq m)

TO LET

Half rent in 1st year

- Prominent corner position
- Gas supply
- 3-phase
- Vacant

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

Location

A prominent corner position at the junction of Harvey Road and Josselin Road, on the established Burnt Mills Industrial Estate. The A127 lies only approx. 1.5 miles to the north, linking with the M25 approx. 8 miles distant. Basildon train station C2c provides a service to London (Fenchurch Street) in approx. 35 minutes.

The property

A detached two storey unit of brick/block construction beneath a flat roof. There are toilets on both levels and a staff room/kitchen at first floor. There is a trade counter and loading area at ground floor and double glazing at first floor.

Externally there is an enclosed private yard which is fenced and gated.

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

Ground floor	2371 sq ft	220 sq m
First floor	2400 sq ft	223 sq m
Total	4771 sq ft	415 sq m
Yard	5600 sq ft	520 sq m

Business rates

The Ratable Value (2023) is £26,500, making the Rates Payable in the region of £12,985 pa (23/24). However, interested parties are advised to satisfy themselves in this respect as the assessment applies to the ground floor only.

Terms

£37,500 then £75,000 pax

Business rates, building insurance and utilities are payable in addition. Subject to accounts, a rent deposit may be required.

***Half rent in first year subject to status and lease term**

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

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is D77, expiring October 2029.

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

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

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