

Land adjacent 7 Gibcracks, Basildon, Essex SS14 1PE



Yard approx. 976 sq ft (90.7 sq m)

FOR SALE/TO LET

- Close A13 & Basildon Station
- Adjacent local retail parade and opposite Timberlog Lane (B1419)
- Regular shaped site fronting large free car park
- Fenced & gated
- Electricity connection

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 34 minutes. The plot is adjacent industrial units to the rear of a local retail parade, opposite a free car park.

The property

An end terrace position with pedestrian access to the front and vehicular access via the industrial estate to the rear. The site is regular shaped and fenced and gated to the front and rear.

An electricity connection is positioned on site (not tested).

Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate site area is:
976 sq ft **90.7 sq m**

Terms

Freehold with vacant possession.

OR

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

Figures

£140,000 for the freehold with vacant possession.

OR

£12,000pax. VAT is not applicable to the rent.

Building insurance, utilities and business rates (if applicable) are payable in addition.

Energy Performance Certificate

Not applicable.

Business rates

The site does not currently appear in the Rating List but interested parties are advised to satisfy themselves in this respect.

Legal Costs

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

Agent's Note

None of the amenities or fixtures and fittings have been tested.

All figures are exclusive of VAT.

The site area has been provided via Promap digital mapping and should be verified on site in due course.

Enquiries/viewings

Please contact us on 01708 860696 or Email:

jb@branchassociates.co.uk



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