

## Yewdale House, Honeywood Road, Basildon, Essex, SS14 3DS



Warehouse approx. 3,814 sq ft (354 sq m)  
Offices from 130-2,583 sq ft ( 12-240 sq m)  
**AVAILABLE SEPERATELY OR COMBINED**

### **TO LET**

- Tail dock loading door
- Maximum height approx. 5.3m
- Rest room
- Shared ladies, gents & staff toilets
- Articulated access

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

### Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2c is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 33 minutes.

### The property

An end unit comprising of brick and block elevations beneath a barrelled roof. Internally, there is a max eaves of approx. 5.3m. An electric roller shutter tail dock door provides loading access for heavy goods vehicles. A drivers rest room, shared ladies, gents and staff toilets are also present. Externally, 4 lorry parking spaces are available.

The majority of offices feature suspended ceilings with recessed lighting. Laminate flooring, wall-mounted perimeter trunking and gas fired central heating is also fitted. The largest of the office suites has no suspended ceiling and is carpeted. The offices also have use of a boardroom. Externally, car parking to the front of the building is available by negotiation.

N.B – The unit is available with or without the offices or in a combination to suit.

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

Unit	3,814 sq ft	(354 sq m)
Offices (Ground floor)	130-1,772sq ft	(12-164 sq m)
Offices (1 <sup>st</sup> floor)	130-811 sq ft	(12-75 sq m)

**Available separately or combined**

### Business rates

The Ratable Value of the unit is £18,500 (2017), making the Rates Payable £9,472 pa (20/21).

### Terms

**£32,500pax**

**£9,800pa** is payable for insurance, utilities and cleaning of common parts.

**£13.50-15.50** per sq ft inclusive is payable for the offices depending on size.

To be let on a new, full repairing and insuring lease for a maximum of 3 years.

### Legal Costs

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

### EPC

The EPC rating for the entire building is E113.

### 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](mailto:jb@branchassociates.co.uk)



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