

TO LET

Industrial Premises

Approx. 5,503 Sq. Ft. (511 Sq. M.) G.I.A.
Including Offices Of 2,129 Sq. Ft. (198 Sq. M.)

UNIT 20, REPTON COURT

Repton Close, Basildon, Essex, SS13 1LN



- Well Established Industrial Estate
- Ground and First Floor Offices
- Mezzanine Storage
- Parking For 10 Vehicles
- New Lease Available
- Available Now

KEMSLEY
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

End of terrace industrial unit situated on a popular and well established industrial estate. The property was most recently used as a joinery workshop. The space offered comprises a ground floor office/workshop area together with welfare facilities and warehouse. At first floor level there are additional offices and further mezzanine storage. Externally, we are able to offer 10 car parking spaces, together with a small external yard area.

ACCOMMODATION

Ground Floor Office	1,148 Sq. Ft.	(106.65 Sq. M.)
Ground Floor Warehouse	2,129 Sq. Ft.	(197.78 Sq. M.)
First Floor Offices	1,137 Sq. Ft.	(105.63 Sq. M.)
Mezzanine	1,089 Sq. Ft.	(101.17 Sq. M.)
Total	5,503 Sq. Ft.	(511 Sq. M.)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a new FRI lease for a term to be agreed.

EPC

D - 98.

RENT

£44,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £26,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £13,568 for 2020/21.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Ingoing tenant to be responsible for landlord's reasonable legal costs.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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