

TO LET

Industrial / Warehouse Unit With Office

Approx. 1,551 Sq. Ft. (144.09 Sq. M.) G.I.A.

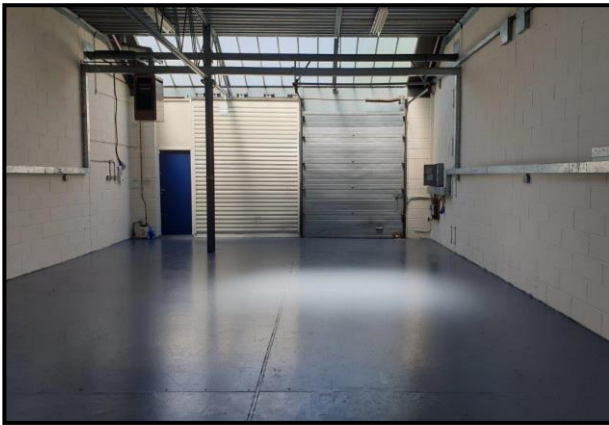
UNIT 4, SAFFRON COURT

Southfields Industrial Estate, Laindon, Basildon, Essex, SS15 6SS



- Gas Warm Air Heater (Not Tested)
- Three Phase Power
- Single Sectional Shutter Loading Door
- Office/Reception With Laminate Floor
- Male / Female W/C Facilities
- Established Business Location
- On-site Car Parking
- Close To A127

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
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LOCATION

Southfields Park, Laindon is situated in the Thames Gateway approximately 30 miles to the east of central London and 2 miles to the north west of Basildon, accessed via the A127 Arterial Road and A13 trunk road, which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Laindon has a main line railway station providing regular services to the City. Saffron Court is strategically located within the heart of the Southfields Industrial Area, a major commercial centre in South Essex.

DESCRIPTION

The refurbished estate comprises 42 business units of varying sizes situated in landscaped surroundings with 24 hour access. The available accommodation is arranged to provide open plan warehouse/storage area with rear sectional shutter door providing loading/unloading. The unit benefits from reception and office area with laminate floor and updated décor with three phase power, plus male and female W/C facilities. On-site parking.

ACCOMMODATION

Total 1,551 Sq. Ft. (144.09 Sq. M.)

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

TENURE

The premises are available upon new lease terms, further details upon application.

EPC

The current EPC has now expired. A new EPC has been commissioned.

RENT

£20,150 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 £9,800. Based upon the current Uniform Business Rate we believe the rates payable amount to £4,890.2 for 2020/21. Small business relief may be available.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

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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