

FOR SALE

Industrial / Warehouse Unit With
Two Storey Offices On 0.51 Acre Site
19,610 sq. ft. (1,822 m²)

77 WOLLASTON WAY

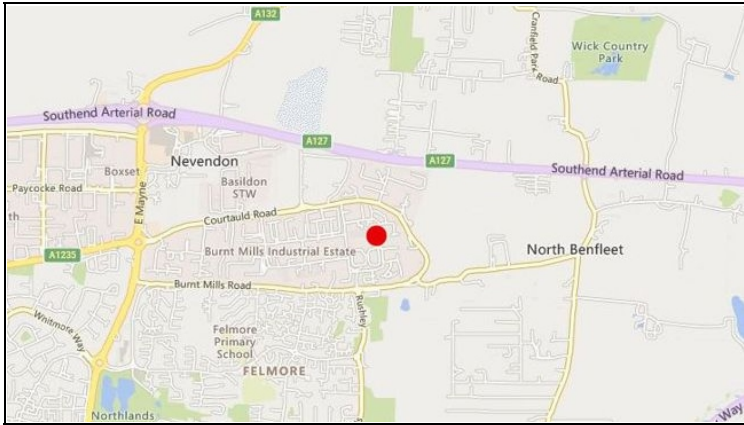
Wollaston Way, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1DJ



- Vacant Possession
- Concrete Storage Mezzanine
- Level Access Roller Shutter Loading Door
- Three Phase Power
- Two Storey Offices
- Gas Central Heating (Not Tested)
- Air Conditioning (Not Tested)
- Gated Site With Forecourt Parking

KEMSLEY LLP
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 . The property is located on the western side of Wollaston Way forming part of the well-established Burnt Mills Industrial Area approximately two miles to the north east of Basildon town centre.

DESCRIPTION

Detached industrial/warehouse unit arranged as three warehouse/storage areas. The original building provides two storey open plan offices with concrete frame warehouse. A rear extension was added to with a purpose built concrete mezzanine. A modern steel frame side warehouse provides front facing level access loading shutter which links to both front & rear warehouse. Externally, the site is self- contained with gated access & forecourt parking plus loading area.

ACCOMMODATION

Combined Warehousing	11,231 sq. ft. (1,043 m ²)
Two Storey Offices	2,823 sq. ft. (262 m ²)
Ancillary Accommodation	1,176 sq. ft. (109 m ²)
Concrete Mezzanine Offices	4,379 sq. ft. (407 m ²)
Total	19,610 sq. ft. (1,822 m²)

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

TENURE

The property is available on a freehold basis, further detail upon application.

PRICE

£2,000,000 Offers in Excess of

VAT

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

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £96,500 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £53,557.50.

SERVICE CHARGE

Service charge not applicable.

EPC

The property has a current EPC rating of C.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

David Sewell
Tel: 01268 290299 / 07837 409316
Email: david.sewell@kemsley.com

Ryan Jones
Tel: 01268 290298 / 07813 973113
Email: ryan.jones@kemsley.com

Ref: AB2680



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