

TO LET

Warehouse / Storage Unit

2,152 sq. ft. (200 m²)

UNIT 6, SAFFRON COURT

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

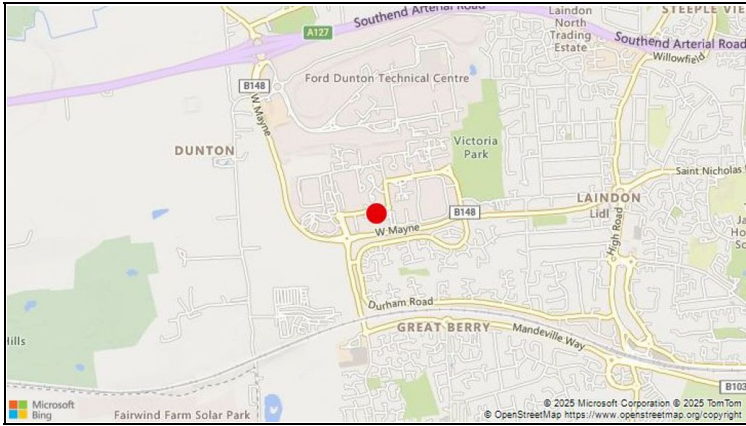


- Warehouse / Storage Unit
- Open Plan Layout
- W/C Facilities
- Established Business Location

- Three Phase Power
- Roller Shutter
- On Site Car Parking
- Clear Span Height approx. 3.3m

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

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

This sought after estate comprises 42 business units of varying sizes situated in landscaped surroundings with 24 hour access. The available accommodation is arranged to provide ground floor office accommodation, with rear sectional shutter door (2.8m w x 3.3m h) providing loading/unloading to the warehouse/industrial area, with three phase power plus male and female W/C facilities. On site car parking is also provided.

ACCOMMODATION

Total 2,152 sq. ft. (200 m²)

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

TENURE

The premises are available on a leasehold basis, further details upon application.

RENT

£27,000 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 Valuation Office Agency, we believe the Rateable Value to be £15,500 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £7,734.50.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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