

TO LET



74,261 SQ FT (6,900 SQ M) Grade A refurbished industrial/logistics unit



10m eaves height



Fully fitted first floor office



7 dock loading doors



4 level loading doors



Secure 45m yard



400 kVA power supply



P

Floor loading 50 kN/m²

48 car parking spaces

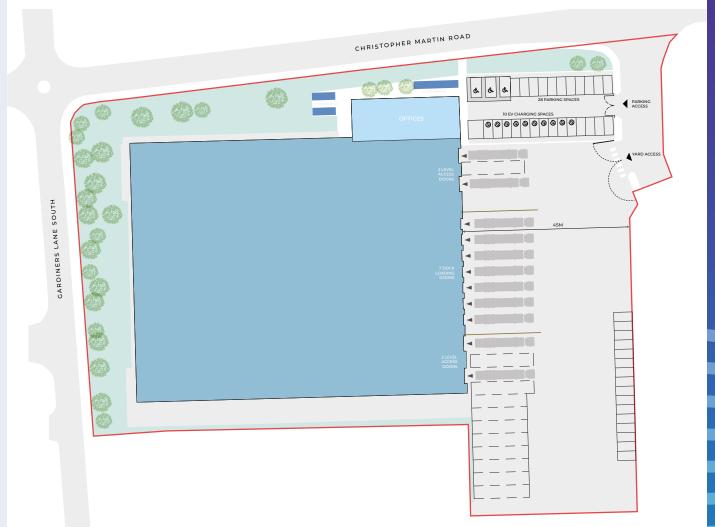
EPC: A

Description

Unit 2 is a high specification, modern warehouse unit on a secure self-contained site with separate car parking area. The property benefits from fully fitted first floor offices, 7 dock and 4 level access loading doors with a yard depth of 45 metres.

Accommodation

Unit 2	Sq Ft	Sq M
Warehouse	70,841	6,582.8
First floor office	3,420	317.7
Total (GEA)	74,261	6,900.5



Location

Basildon is located within the heart of the Thames Gateway region, lying c.32 miles to the east of Central London. It is served by regular rail services to London Fenchurch and Liverpool Street Stations.

The site is accessed directly off Christopher Martin Road, which runs parallel to the A127 Southend Arterial Road, linking M25 junction 29 to the west, Southend-on-Sea to the east or, via the A130, Chelmsford, Colchester and the East Coast Ports. London Gateway is 9 miles to the south.



	POTTERS BAR			CHELMSFORD		
21 #*M1 4		* M25 27 ord	A128	A12 A130		
40	LONDON	A406	28 ROMFORD	A127 BASILDON	SOUTHEN	
al A316	A205	DARTF A20	CORD 15	DP World London Gateway Port GRAVESEND A2		
GE A3	EPSOM	A21	# M20		249	
		Distance	Drive time	MAIDSTONE 🕆 M	Distance	Drive time
	Basildon	(miles)	(mins) 5	Stansted Airport	(miles) 37	(mins) 43
	M25 (J29)	9		London Gatwick	50	75
	Chelmsford	13	20	London Luton	55	90
	OE2 Bridge	16	10		70	105

QE2 Bridge 18 16 Central London 32 50 43 53 M1 (J6A) Birmingham 140 164

Source: Google Maps

Stansted Airport	37	43		
London Gatwick	50	75		
London Luton	55	90		
London Heathrow	70	105		
Source: Google Maps				

	Distance (miles)	Drive time (mins)
London Gateway	9	16
Felixstowe	62	81
Southampton	123	145
Immingham Dock	202	240

Source: Google Maps





Rent Upon application.

Terms

New Fully Repairing and Insuring lease on terms to be agreed.

EPC The unit has an EPC rating of A. VAT

VAT is applicable at the prevailing rate.

Rateable Value

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £595,000, however interested parties should make their own enquiries with Basildon council. **Viewings** By appointment through the joint sole agents.



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