UNIT 2 gateway

CHRISTOPHER MARTIN RD | BASILDON | SS14 9AA

UNDERGOING REFURBISHMENT

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
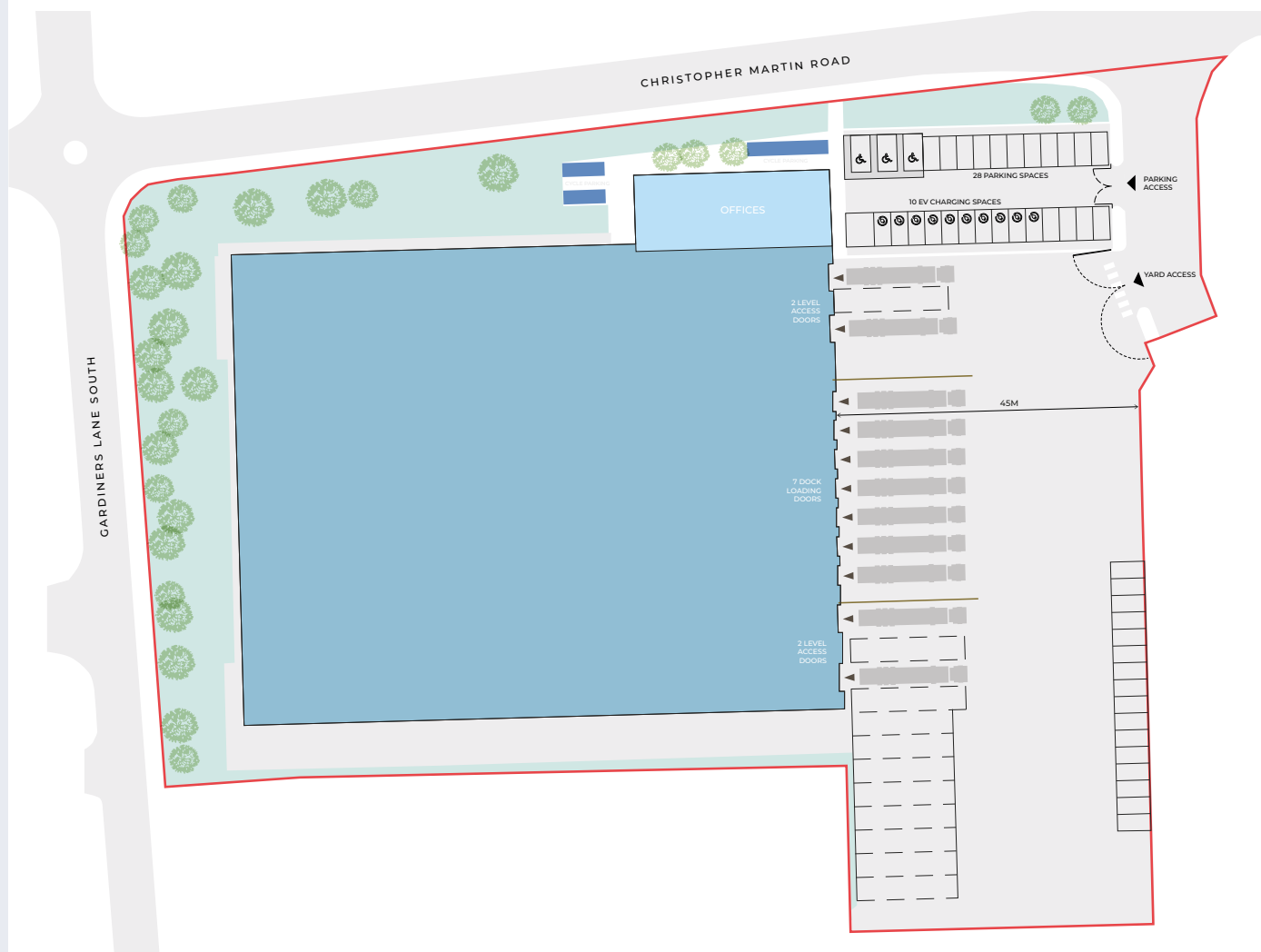- Floor loading 50 kN/m^2
- 48 car parking spaces
- EPC: A

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

CHRISTOPHER MARTIN ROAD

GARDINERS LANE SOUTH

28 PARKING SPACES

10 EV CHARGING SPACES

OFFICES

PARKING ACCESS

YARD ACCESS

2 LEVEL ACCESS DOORS

45M

7 DOCK LOADING DOORS

2 LEVEL ACCESS DOORS

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.

🚗	Distance (miles)	Drive time (mins)
Basildon	2	5
M25 (J29)	9	11
Chelmsford	13	20
QE2 Bridge	16	18
Central London	32	50
M1 (J6A)	43	53
Birmingham	140	164

Source: Google Maps

✈	Distance (miles)	Drive time (mins)
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

Sainsbury's

EVRi

LEONARDO

nu living

Honeywell

CRANES FARM ROAD

DHL

WOLSELEY

COSTA

amazon

UNIT 2

A127

COSTA

LiDL

KFC

McDonald's

MAYFLOWER RETAIL PARK

MAYFLOWER RETAIL PARK RETAILERS:

1. Bensons For Beds
2. Tapi Carpets
3. Lidl
4. Superdrug
5. River Island
6. Next
7. Sports Direct
8. M&S Simply Food
9. Dunelm
10. Home Bargains
11. Boots

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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.