

## FOR SALE / TO LET

Two Bay Workshop Unit With Two Storey Office 5,775 sq. ft G.I.A.  
On Self-Contained Site of 1 Acre

## EASTLON HOUSE

Harvey Road, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1DF



- Two Storey Double Glazed & Air-Conditioned Offices
- Two Electrically Operated Level Access Loading Doors
- Concrete Hardstanding
- Established Business Location

- Two Storey Workshop
- Secure Gated Yard
- Two Access Gates
- Self-Contained 1 Acre Site

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

[www.kemsley.com](http://www.kemsley.com)



### LOCATION

The property fronts Harvey Road within the established and popular Burnt Mills Industrial Estate, only approximately 1.4 miles south of the A127. The M25 is approximately 10.8 miles distant. Basildon c2c is less than approximately 4 miles away and provides a service to London (Fenchurch Street) in approximately 35 minutes.

### DESCRIPTION

Self Contained yard on a hardstanding of approximately 1 acres with detached two storey two bay workshop unit & detached two storey office building. The offices are arranged to provide several offices over two floors, with kitchen & W/C'. The workshop unit is accessed via two full height electrically operated loading doors. There is a concrete first floor providing storage with loading area, secure room, staff area and works toilets. The yard is regular shaped, concreted, palisade fenced with two gated access points.

### ACCOMMODATION

Two Storey Offices	1,344 sq. ft. (125 m <sup>2</sup> )
Two Storey Unit	4,254 sq. ft. (395 m <sup>2</sup> )
Site Offices (x2)	177 sq. ft. (16 m <sup>2</sup> )
Total	5,775 sq. ft. (536 m <sup>2</sup> )
Total Site	1 Acres (0.4 Hectares)

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

### TENURE

To be let on a new full repairing and insuring lease for a term to be agreed.

### PRICE/RENT

£3,000,000 Freehold/£180,000 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 £71,000 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £39,405.

### SERVICE CHARGE

Service charge not applicable.

### 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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