

**FOR SALE / TO LET**  
**Industrial Premises**  
6,276 sq. ft. ( 583 m<sup>2</sup>)

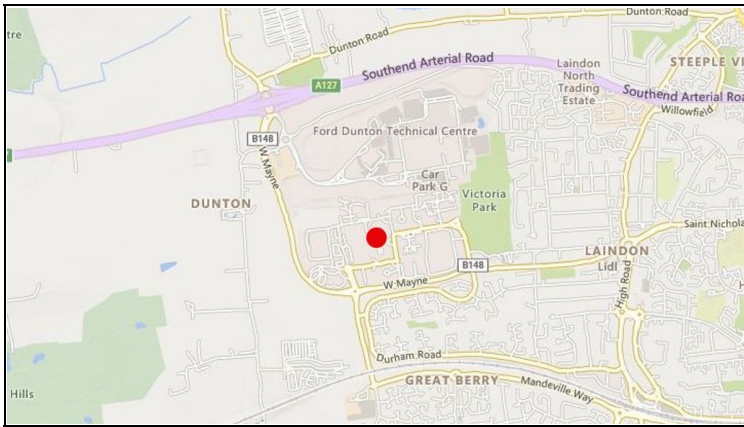
**17 HORSNBY SQUARE**  
Southfields Business Park, Basildon, Essex, SS15 6SD



- Industrial Unit
- New Electric Roller Shutter (To Be Installed)
- Ground & First Floor Offices
- 3 Phase Power
- WCs
- New Lease Available

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://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 which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

### DESCRIPTION

A mid-terrace warehouse unit constructed with a steel portal frame and steel-clad elevations. The premises provide office space at the front, including a first-floor office, with warehouse space at the rear. The warehouse features a full-height roller shutter goods entrance (3.5m width x 3.1m height) and a mezzanine floor for additional storage. Parking is available on a first-come, first-served basis for all businesses within Hornsby Square.

### ACCOMMODATION

Warehouse	3,920 sq. ft. (364 m <sup>2</sup> )
Ground Floor Office	744 sq. ft. (69 m <sup>2</sup> )
First Floor Office	753 sq. ft. (70 m <sup>2</sup> )
Mezzanine	859 sq. ft. (80 m <sup>2</sup> )
<b>Total</b>	<b>6,276 sq. ft. (503 m<sup>2</sup>)</b>

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

### TENURE

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

### PRICE / RENT

£1,000,000 exclusive / £57,000 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 of Agency, we believe the rateable value to be £34,250 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £17,090.75.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

The property has an EPC rating of E.

### LEGAL FEES

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

### CONTACT

Strictly by appointment via sole agents:

Ryan Jones

Tel: 01268 290298 / 07813 973113

Email: ryan.jones@kemsley.com

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ref: AB2819

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