

Kierbeck Business Park

WHARF LANE \ BASILDON \ ESSEX \ SS16 4SW



NEWLY REFURBISHED WAREHOUSE/INDUSTRIAL UNITS
FROM 1,873 – 14,104 SQ FT

- IMMEDIATE ACCESS TO THE A13
- REFURBISHED WAREHOUSE/INDUSTRIAL UNITS
- VARIOUS SIZE UNITS
- LEVEL ACCESS LOADING DOORS
- SELF-CONTAINED AND SECURE YARDS
- REFURBISHED OFFICE SPACE
- RANGE OF EAVES HEIGHTS
- ON SITE SECURITY

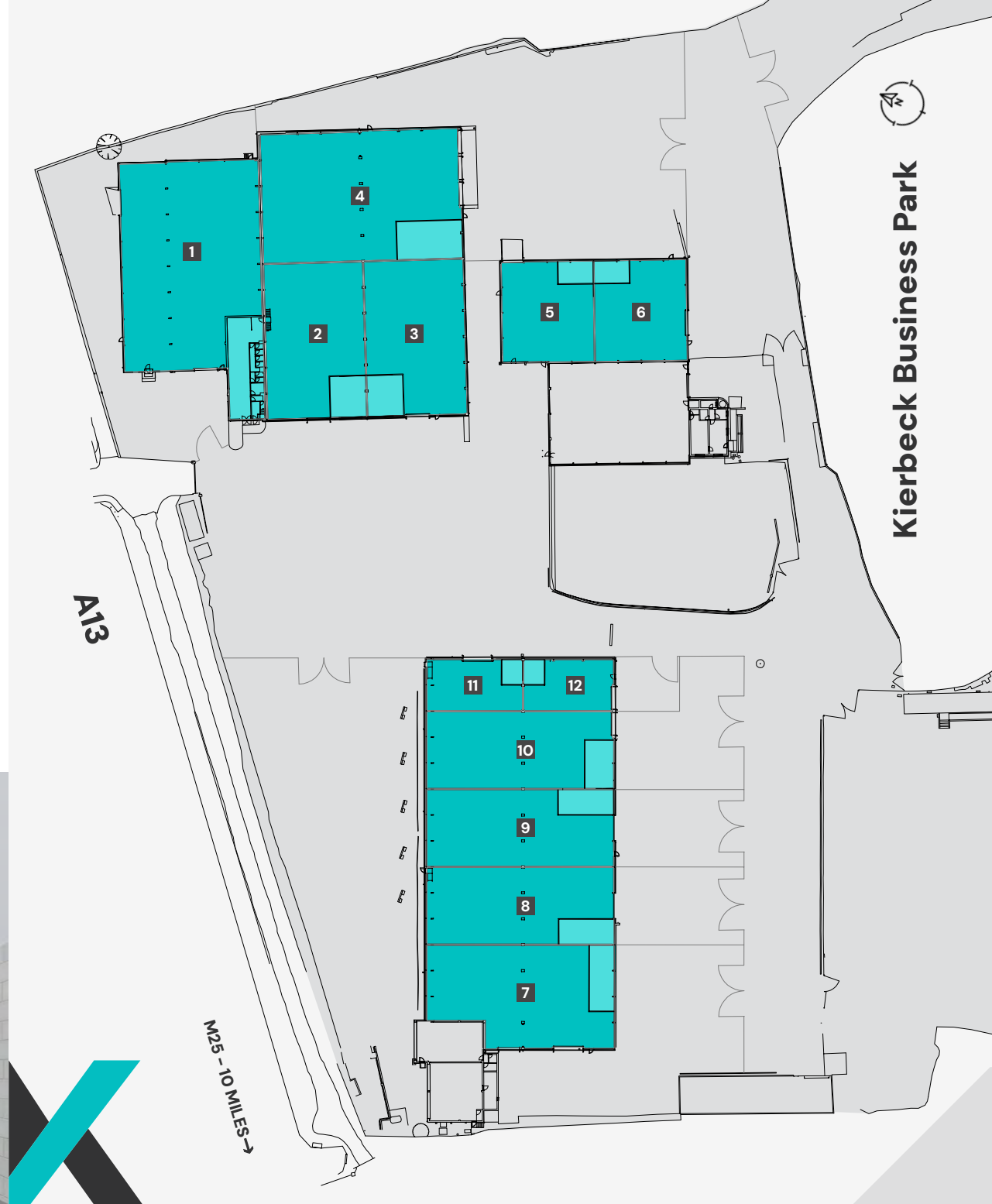


UNIT 4

AVAILABLE JANUARY 2025

ACCOMMODATION

UNIT	WAREHOUSE (SQ FT)	ANCILLARY (SQ FT)	TOTAL (SQ FT)
1	12,712	2,992	14,104
2	6,329	619	6,962
3	6,361	619	6,997
4	10,592	1,027	11,651
5	3,789	322	3,789
6	3,821	322	3,821
7	7,298	670	8,028
8	5,931	566	6,524
9	5,920	566	6,512
10	5,899	566	6,489
11	2,013	211	2,013
12	1,873	211	1,873



DESCRIPTION

Kierbeck Business Park is a secure, well established industrial park with immediate access to A13. The estate provides warehouse industrial park with almost 80,000 sq ft of unit space available, providing 'like-new' units including dedicated yard space, brand new roofs, new cladding, and dedicated office spaces.



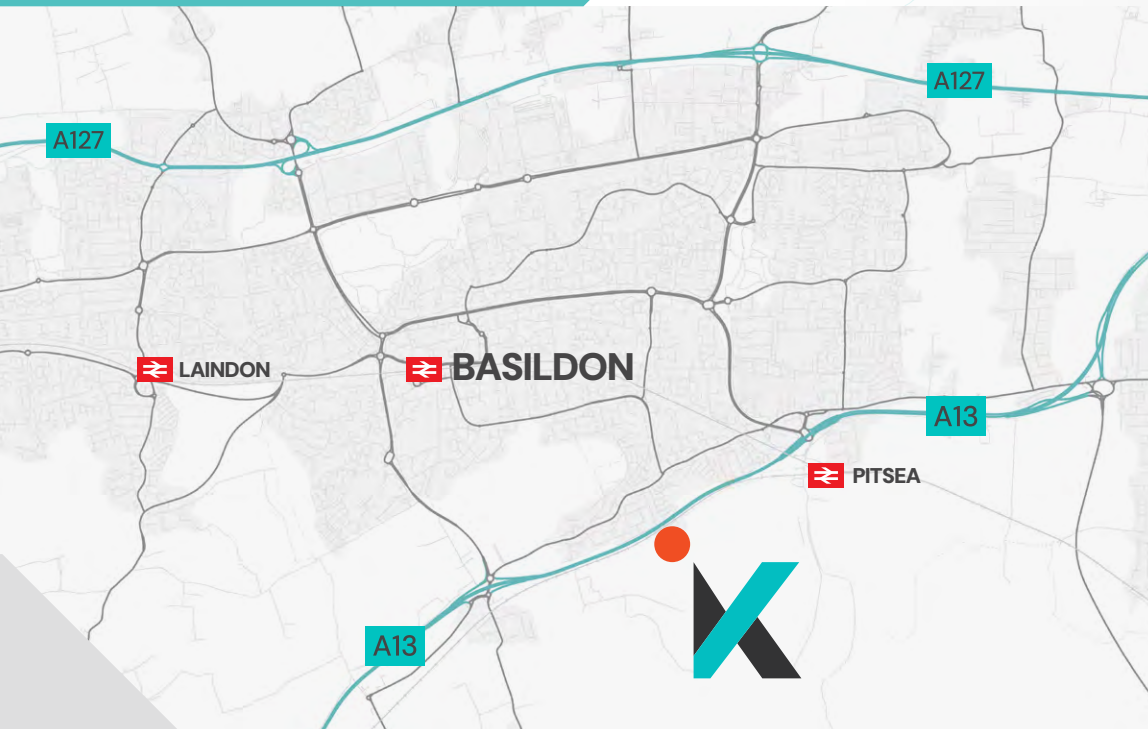
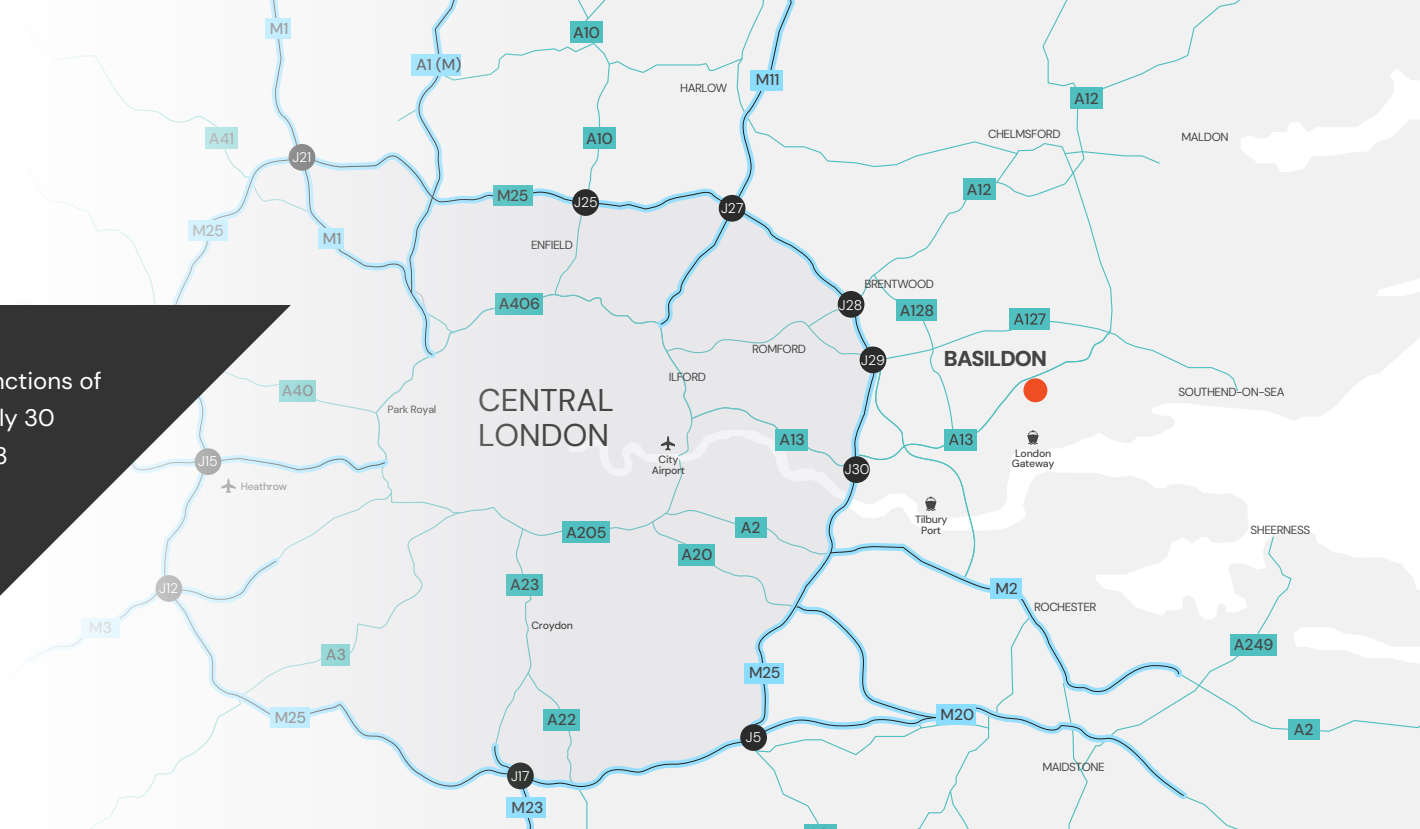
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LOCATION

Kierbeck Business Park is located between the two Basildon junctions of the A13. 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.

SAT NAV: SS16 4SW



ROAD LINKS

A13	0 miles	
A127	4 miles	10 mins
M25	11 miles	12 mins
M11	21 miles	34 mins
A1 (M)	38 miles	1 hr 15 mins

DRIVE TIMES

Basildon Town Centre	3.2 miles	8 mins
DP World London Gateway	6.5 miles	11 mins
Chelmsford	18 miles	22 mins
Colchester	40 miles	45 mins
Central London	31 miles	1 hr
Birmingham	142 miles	2 hr 40 mins
Dover	74 miles	1 hr 23 mins

Kierbeck Business Park

Petchey
HOLDINGS

TERMS

New lease on terms to be agreed.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to contact Basildon District Council Business Rates Department, 01268 533333.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

EPC's will be available upon completion for the various units.

LEGAL COSTS

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



CONTACT

Strictly by appointment via the sole agents:

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