

B-link²⁰⁴

INDUSTRIAL / WAREHOUSE UNIT

FOR SALE / TO LET - 51,473 TO 203,876 SQ FT
TO BE EXTENSIVELY REFURBISHED

Bramston Link | Basildon | Essex | SS15 6TX

B-link 204



B-Link is a substantial industrial / warehouse facility located in the business hub of Basildon, offering an impressive 203,876 sq ft of versatile space. The property is due to undergo a comprehensive refurbishment, designed to meet the evolving needs of modern businesses. With exceptional transport connectivity and a strong local labour supply, B-Link 204 provides a platform for growth, efficiency and long-term performance.

DESIGNED FOR MODERN INDUSTRIAL & LOGISTICS USE

The property will deliver high-quality, flexible accommodation, with extensive warehouse space supported by modern office accommodation. Excellent loading ratios, strong power provision and generous yard depths enable efficient operations, while the upcoming refurbishment will enhance both performance and sustainability credentials.

Accommodation

The property has the following approximate areas (GIA):

Unit A	sq ft	sq m	Unit B	sq ft	sq m
Warehouse	145,412	13,509	Warehouse	39,170	3,639
GF Office / Ancillary	5,821	541	GF Office / Ancillary	7,631	709
FF Office / Ancillary	1,170	109	FF Office / Ancillary / Mezzanine	4,672	434
Total	152,403	14,159	Total	51,473	4,782



Approx. 35m - 53m
yard depth



12 Dock Loading
Doors



6 Level Access
Loading Doors



118 Car Parking
Spaces



Power 525 kVA with
potential to upgrade
to 3 MVA



Eaves Height
8 Metres

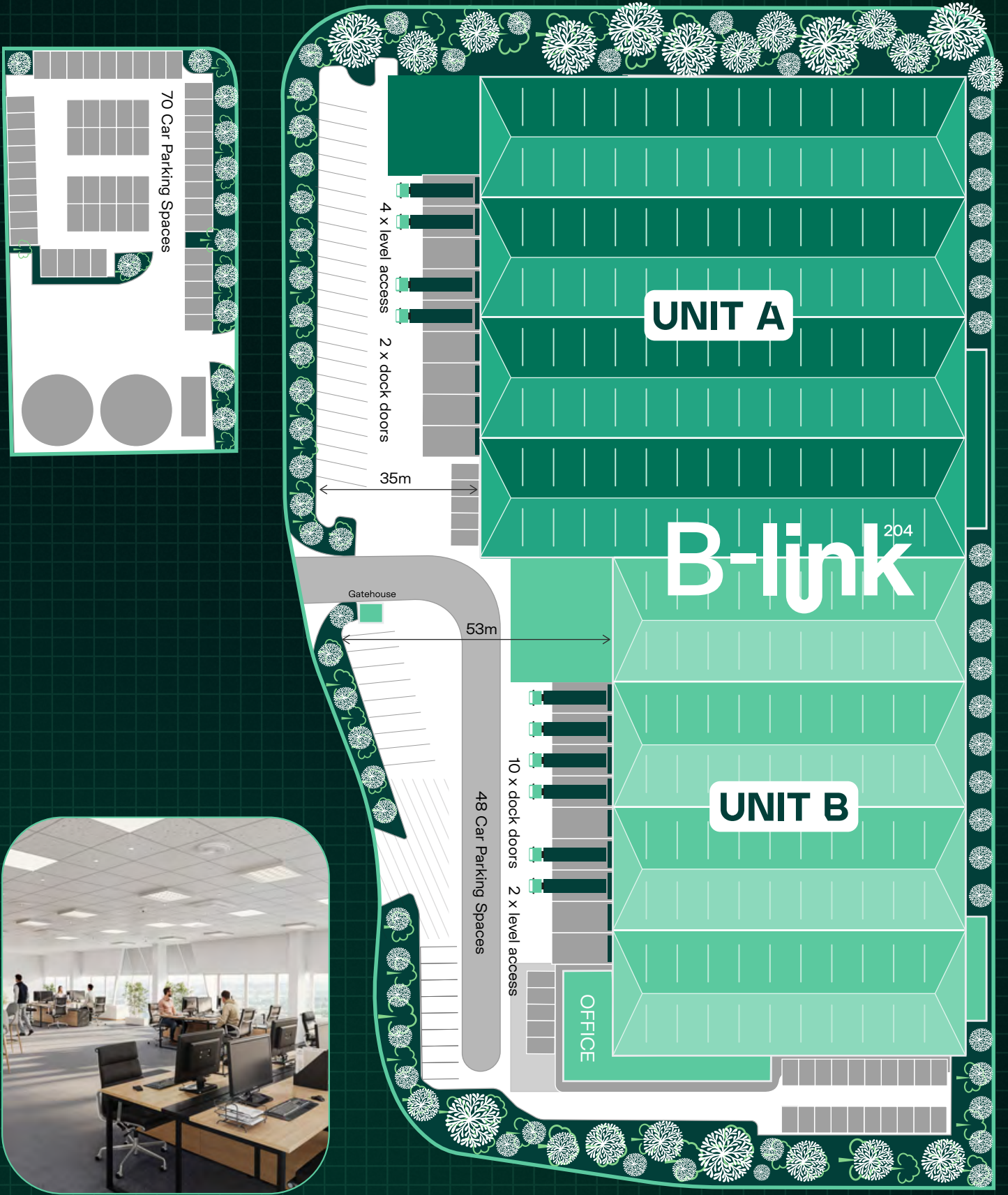


2 Storey Office
Accommodation



Site area 7.8 acres,
plus 0.9 separate
yard area

An extensive refurbishment of the property will improve functionality and ESG credentials. Further information available on request.



TRANSFORMING SCALE, FLEXIBILITY & OPPORTUNITY

Available both to let and, uniquely, on a freehold basis, this represents a rare opportunity to secure either flexible occupation or outright ownership in a tightly held industrial market, providing long-term control and security of tenure.

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FedEx SEALTITE SEALANTS Ford DHL JW FROEHLICH AVL WCM elco keltbray

A127



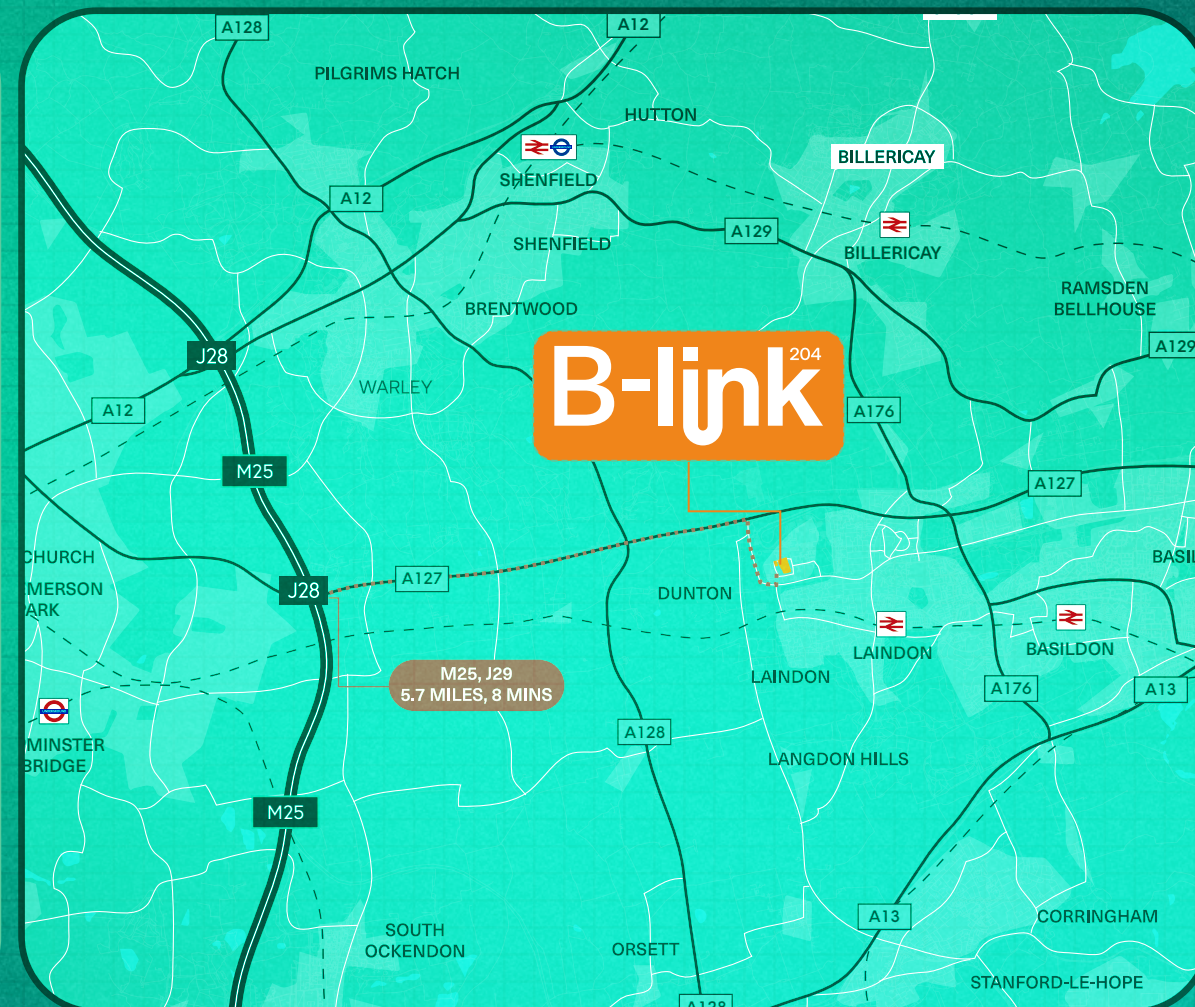
M25, J29
5.9 MILES, 10 MINS

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B-Link is on West Mayne (B148) within Southfields Industrial Estate, Basildon's western most industrial area near the M25. West Mayne links directly to the A127, with the M25 (J29) just 5 miles west. Key neighbours include FedEx, DB Schenker, Vanguard Logistics, and the Ford Dunton R&D Centre to the north.

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1.5 million+ people live within a 45-minute drive time of B-Link 204

30%

Over 30% of local employment is in logistics, manufacturing, automotive & engineering sectors



Strong shift-working population, proven by surrounding 24/7 logistics and distribution occupiers

70%

Residents are of working age (16–64), supporting large-scale employment needs



Excellent labour mobility, with fast access via A127, A13 and M25 (J29)



Established industrial talent pool, supported by neighbouring occupiers including FedEx, DB Schenker and Ford



25–54 year olds form the core workforce, ideal for operational, technical and management roles

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FAST BY NATURE.

DTRE  **GLENNY**

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