

TO LET

Fully Concreted Secure Yard

0.56 Acres (24,394 Sq.Ft)

FRONT YARD, KIERBECK BUSINESS PARK

Wharf Lane, Vange, Basildon, Essex, SS16 4SW

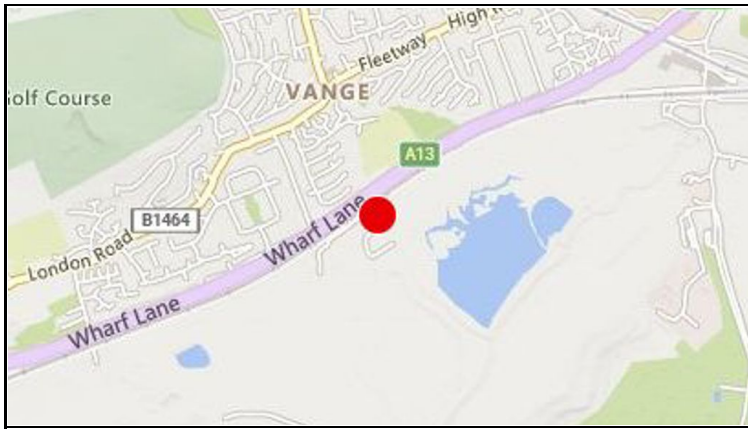


- 2,049 Sq.Ft Warehouse Unit Also Available
- Flat & Fully Concreted Yard
- New Lease

- Secure Gated Site
- Immediate Access To The A13
- On Site Security

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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

Kierbeck Business Park is a secure, well established industrial park with immediate access to A13. The estate provides warehouse industrial units with offices plus open storage yards. The available accommodation provides hard concreted open storage yard with gated access and secure boundary fencing. A small 2,049 Sq.Ft Warehouse is available

ACCOMMODATION

Yard Site Area 0.56 Acres (24,394 Sq.Ft)
The above floor areas are approximate and have been measured on a gross external basis.

TENURE

The property is available immediately on a leasehold basis.

RENT

£86,000 per annum, exclusive.

VAT

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

BUSINESS RATES

To be assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

The ingoing tenant will be required to pay a non-refundable admin fee of £750 plus VAT directly to the landlords upon agreeing Heads of Terms. Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Chris Cornhill

Tel: 01268 290298 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AB2688/1



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.