

FOR SALE - 47,144 SQ FT ON 1.28 ACRES

ON BEHALF OF THE JOINT ADMINISTRATORS OF WCM INVESTMENTS LIMITED

Unit 1 Juniper West

FENTON WAY, BASILDON, ESSEX, SS15 6SJ



savills

KEY HIGHLIGHTS

- Established industrial and distribution location
- Good access to the M25, A13 and wider roadwork network.
- Well maintained property with modern specification including 8m eaves.
- Rare opportunity for vacant freehold acquisition.



DESCRIPTION

The property comprises a detached distribution warehouse unit with two levels of office accommodation.

The office space comprises a main reception, open plan section and some partitioned rooms fitted with carpet tiling, suspended ceilings with recessed fluorescent lighting and perimeter trunking.

The warehouse is constructed of steel framework with external elevations of profile metal cladding and is currently sub-divided into warehouse and lab space.

We understand the unit benefits from B2 planning status.

We understand that all mains water and gas are connected and in good working order. However, all interested should make their own enquiries to ascertain further details.

LOCATION

Basildon forms one of the most important industrial centres in Essex, with direct links to London and the surrounding area via the A13 and M25 motorway. In addition, the A130 Relief Road provides a strategic north-south link for Essex.

The property is situated on the Juniper West Estate within the established Southfields Industrial Estate approximately 1 mile from the A127 which links to Junction 29 of the M25 approximately 6 miles to the west. As well as the established Port of Tilbury (London), DP World's London Gateway port is located only 6 miles away.

Area	Size (Sq.ft)
Ground Floor Warehouse	14,488
Ground Floor Warehouse (extension)	8,769
Ground Floor clean Assembly	5,442
First Floor Mezzanine (Seating Area)	123
First Floor Mezzanine (Office)	257
First Floor Workshop Extension	7,368
First Floor Office	5,408
Second Floor Office	5,289
Total GIA area	47,144

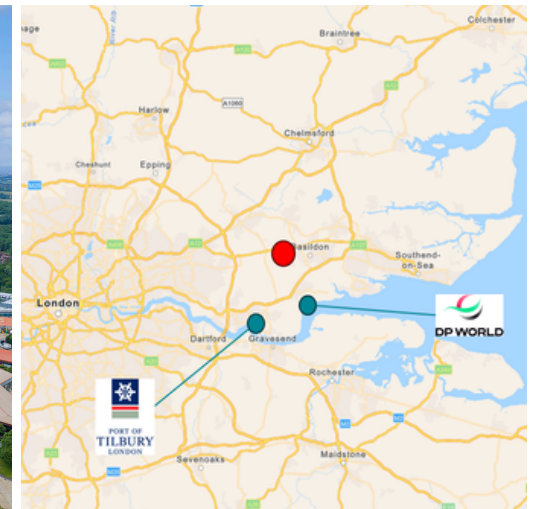
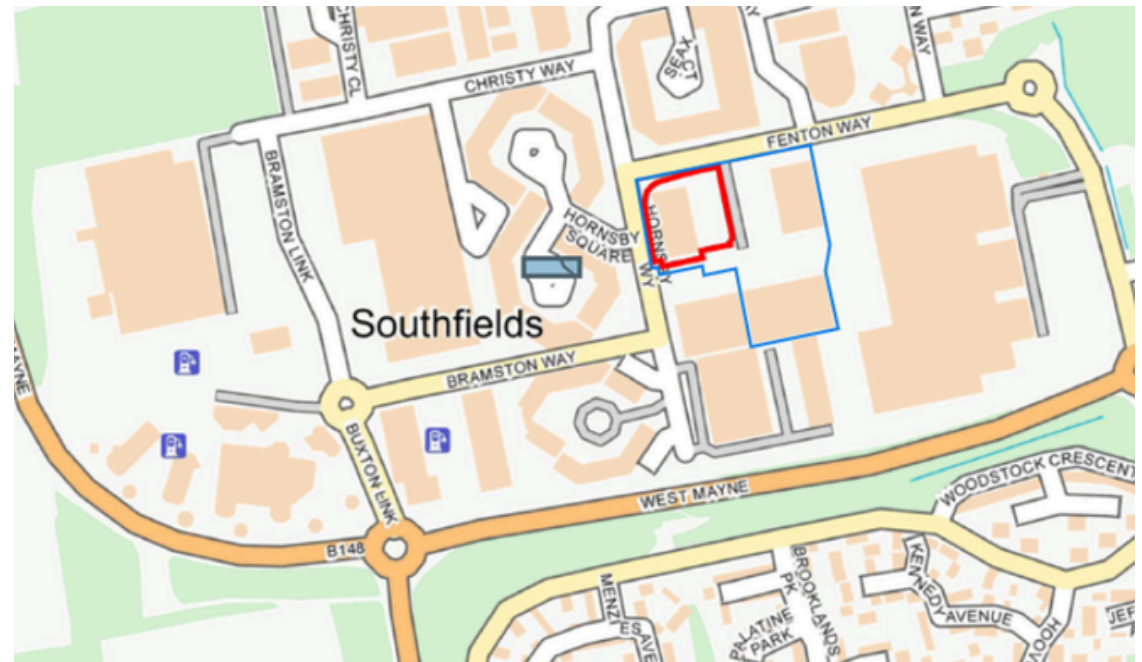
TITLE

Freehold Title: EX797177 (Outlined in Blue)

This title includes the freehold of Units 1, 3 and 4 Juniper West. Units 3&4 are held long leasehold by other parties (c.976 yrs unexpired), passing off nominal ground rents.

The 999-year leases of units 1, 3 and 4 as well as the transfer of Unit 2 contain provisions to pay service charge toward the upkeep and maintenance of the common parts (including the road).

Units 1 and 4 have ground rents of £100 per annum. Unit 3 has a ground rent of a peppercorn.



Unit 1 Juniper West

Basildon, Essex



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EPC

Upon Request

VAT

The Sales price excludes VAT, which we understand will be chargeable in addition.

LEGAL COSTS

Each party to be responsible for their own legal fees and costs.

ANTI-MONEY LAUNDERING

The purchaser will be required to provide anti-money laundering information in accordance with HMRC regulations.

AVAILABILITY

The unit will benefit from Vacant Possession at sale.

VIEWINGS

Viewings can be arranged via sole agents Savills

GUIDE PRICE

Unconditional Offers are invited. POA

CONTACT

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