

1 Bowlers Croft
Basildon,
Essex,
SS14 3DU



TO LET, BASILDON ESSEX
SHOWROOM/WAREHOUSE APPROX. 2,000 SQ.FT.



1 Bowlers Croft, Basildon, Essex, SS14 3DU

Description: All measurements are approximate, and were taken on a GIA (Gross Internal Area) basis:
Showroom 739 sq.ft. Kitchen/Stores/WC totalling 145 sq.ft.
Warehouse 800 sq.ft. Eaves 3m. Apex 4.4m. Roller shutter to rear secure parking/hardstanding. Office 126 sq.ft.

Location: Basildon lies 26 miles east of Central London, 11 miles south of the city of Chelmsford & 10 miles west of the city of Southend-on-Sea. Nearby towns include Billericay, Wickford & South Benfleet.



Features:

- On Established Business Estate
- Mixed Showroom/Warehouse Premises
- Approx, 2,000 Sq.Ft. Overall
- Suit Various Uses
- Good Road Links To A127
- Yard With Parking

Tenure: To let by way of a FR&I lease for a number of years to be agreed, at a rent of £22,000pa. (VAT not payable).

Business Rates: The most recent assessment shows an adopted value of £17,250. After transitional relief, the amount payable is £5,291pa.

Energy Performance Certificate: A copy of the EPC (E rating) is available on request.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing:

By appointment only via Dedman Gray Property Consultants on 01702 311 111.