

## TO LET

Trade Counter/Warehouse Premises

Approx. 1,128 SqFt (104.79 SqM) G.I.A.

## UNIT 5, BAKERS COURT

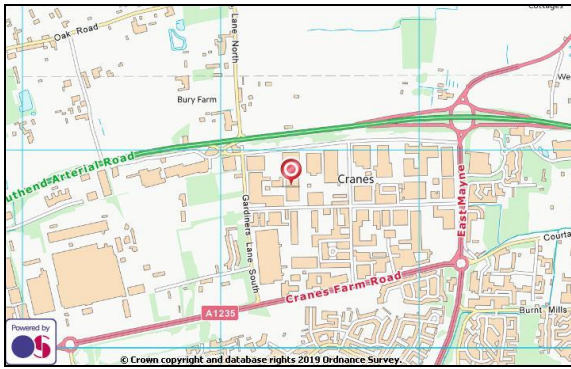
Paycocke Road, Basildon, Essex, SS14 3DR



- Trade Counter Unit
- Roller Shutter Access
- Access Off Paycocke Road
- Good On-Site Car Parking
- Eligible For Small Business Rate Relief
- Established Location

**KEMSLEY**  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://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 mainline railway station provides services to London Fenchurch Street.

## DESCRIPTION

Bakers Court is a multi-let industrial estate featuring units of varying sizes of steel frame construction with external elevations of brick and profile metal cladding. Located on a corner (visible from Paycocke Road), Unit 5 benefits from roller shutter access and W/c accommodation that could suit a variety of businesses. The estate has undergone a comprehensive refurbishment program in recent years to improve circulation and loading, combined with recladding to external elevations.

## ACCOMMODATION

Total 1,128 SqFt 104.79 SqM

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

Full repairing and insuring lease.

## EPC

D - 76.

## RENT

£17,000 per annum exclusive.

## VAT

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

## BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £6,300. We understand this property is eligible for full small business rate relief for eligible businesses.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

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

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via sole agents:

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