

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY**



**FOR LET**



## UNIT 1, BRAISWICK PLACE, LAINDON, BASILDON SS15 6EB

**END OF TERRACE INDUSTRIAL/  
WAREHOUSE UNIT WITH OFFICE  
AND PARKING APPROX. 1,466 SQ FT  
136.2 SQ M**

- **MANUAL ROLLER SHUTTER DOOR**
- **THREE PHASE POWER**
- **WC FACILITIES**
- **FLUORESCENT STRIP LIGHTING**

### LOCATION

Laindon North Industrial Estate is located immediately to the south of the London bound carriageway of the A127 with Junction 29 of the M25 located approximately six miles in a westerly direction. Local amenities can be found at the Laindon Shopping Centre which is approximately one mile to the south of the estate.

### DESCRIPTION

The premises comprise an end of terrace industrial/ warehouse unit of steel portal frame with part block, part profile metal sheet elevations under a lined insulated and pitched roof. Vehicular access is via a roller shutter door with personnel door adjacent. A substantial mezzanine has been installed which is partly used for office and part additional stores.

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### ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis and the following approximate areas are available:

FLOOR	SQ FT	SQ M
<b>UNIT</b>		
Ground floor warehouse	989	91.8
Mezzanine office	192	17.9
Mezzanine stores	285	26.6
<b>TOTAL</b>	<b>1,466</b>	<b>136.2</b>

### TERMS

The property is available to let on a new Full Repairing and Insuring lease at a commencing rental of £15,000 per annum exclusive.

### VAT

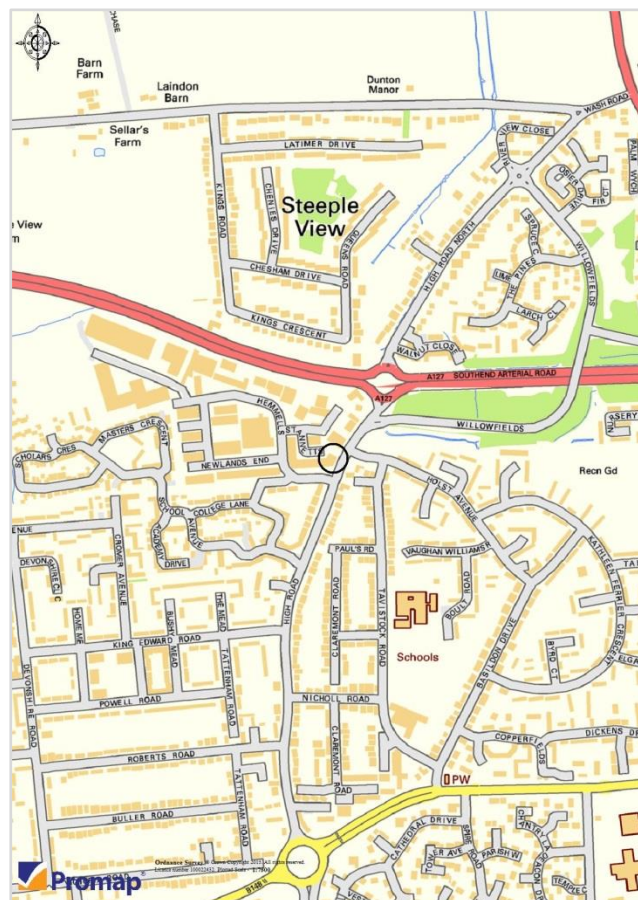
We would advise that VAT is applicable to the rent.

### RATEABLE VALUE

We are verbally advised by Basildon Council that the premises have a rateable value of £7,500. Applicants are advised to verify details of the current assessment by contacting the Authority on 01268 533333.

### SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts of the estate. Details upon request.



### VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP  
Daniel Wink

## CONTACT

For further details on these and many other available properties please contact:



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19 March 2019

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