

FOR SALE

Two Industrial / Warehouse Units

Approx. 1,471 Sq Ft - 4,397 Sq Ft (136 Sq M - 408 Sq M)
Each with Mezzanine Stores

UNITS 16 & 17, NEWLANDS END

Laindon, Basildon, Essex, SS15 6DU



- Roller shutter access
- W/C facilities
- Car parking provision

- Mezzanine floors to each unit
- Available separately or combined

KEMSLEY
PROPERTY CONSULTANTS

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LOCATION

Newlands End is situated within the well-established Laindon north industrial area, to the west of Basildon Town Centre. Laindon north benefits from excellent road links to the A127 arterial road at its junction with Laindon High Road/Fortune of War. The A127 links directly with the M25 (Junction 29) to the west and to the nearby towns of Southend-on-Sea and Romford.

DESCRIPTION

The available accommodation comprises two industrial/warehouse units that are available either separately or combined. Each unit has a first floor mezzanine store.

Unit 16 has a roller shutter door at the rear providing loading, along with a entrance at the front onto Newlands End. The wc services are capped.

Unit 17 will have the roller shutter reinstated, has wc facilities and forecourt parking.

ACCOMMODATION

Unit 16	1,471 Sq Ft	(136 Sq M)
Mezzanine	1,110 Sq Ft	(103 Sq M)
Unit 17	2,926 Sq Ft	(271 Sq M)
Mezzanine	2,400 Sq Ft	(223 Sq M)
Unit 16 & 17 Combined	4,397 Sq Ft	(408 Sq M)
Combined Mezzanine	3,510 Sq Ft	(326 Sq M)

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

TENURE

The properties are available to purchase upon a 999 long leasehold basis from 1 January 1997 and are available either separately or as a combination.

EPC

An EPC has been commissioned.

PRICE

Upon application.

VAT

All rents, prices and premiums are exclusive of VAT. We are advised that VAT is applicable to the purchase price.

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred.

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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