

INDUSTRIAL

**BUSINESS
SPACE
AGENCY**



TO LET



5 WESTMAYNE INDUSTRIAL PARK, BRAMSTON WAY, BASILDON, ESSEX SS15 6TP

**MODERN INDUSTRIAL/WAREHOUSE
UNIT WITH FIRST FLOOR OFFICES,
YARD AND PARKING APPROX 9,112
SQ FT 846.49 SQ M**

- **MINIMUM EAVES HEIGHT 6M**
- **FULL HEIGHT UP AND OVER
SHUTTER DOOR**
- **3 PHASE POWER**
- **EXCELLENT PARKING/YARD**

LOCATION

The property is situated on the popular Southfields Industrial area enjoying a main road frontage to Westmayne (B148) together with secondary road frontage to Buxton Link and Bramston Way. The M25 (J29) is within seven miles of the premises via the A127 dual carriageway.

DESCRIPTION

The unit is of steel portal frame construction with elevations of brick clad externally with insulated plastic coated profiled metal sheeting under a lined insulated roof fabric incorporating translucent panels. Fully fitted offices are provided at first floor level to include suspended ceiling with recessed lighting, double glazing and carpeting.

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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
UNIT		
Ground floor industrial/warehouse	7,193	668.22
First floor offices	1,919	178.27
TOTAL	9,112	846.49

TERMS

The premises are available to let on a new Full Repairing and Insuring lease for a term to be agreed. Rent on application.

SERVICE CHARGE

A service charge is payable for the maintenance of the common parts of the Estate. Further details are available on request.

VAT

We are advised that VAT is applicable to the rent.

LEGAL COSTS

Each party to bear their own legal costs.

RATEABLE VALUE

We are verbally advised by Basildon Council that the premises have a rateable value of £59,000. Applicants are advised to verify details of the current assessment by contacting the Authority on 01268 533333.



ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance Rating of D93.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents Glenny LLP/Daniel Wink

CONTACT

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



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AX3087

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