

Eastlon House, Harvey Road, Burnt Mills Industrial Estate, Basildon SS13 1DF



Detached unit/offices approx. 5,775 sq ft (537.0 sq m) on approx. 1 acre (0.4 ha)

TO LET

- Part sub-let potential
- Two storey double glazed and air-conditioned offices
- Approx. 1.4 miles south of A127
- Two electrically operated loading doors
- Alarm
- CCTV
- Two gates to fully concreted fenced yard

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property fronts Harvey Road within the established and popular Burnt Mills Industrial Estate, only approx. 1.4 miles south of the A127. The M25 is approx. 10.8 miles distant. Basildon c2c is less than approx. 4 miles away and provides a service to London (Fenchurch Street) in approx. 35 minutes.

The property

A detached unit with detached offices on a large self-contained concreted, fenced and gated yard.

The offices are two storey comprising 3 rooms/IT and gents toilets at ground floor and kitchen, ladies toilets and 2 rooms at first floor. This space is double glazed and fitted with air-conditioning/electric wall mounted heating.

The unit is accessed from the rear by two full height electrically operated loading doors. There is a concrete first floor providing storage with loading area, secure room, staff area and works toilets.

Within the yard are two small site offices. A temporary scaffold storage structure is available by separate negotiation.

The yard is regular shaped, concrete, fenced and gated at two points.

Accommodation

The approximate gross internal floor area is:

Accommodation	Sq ft (approx.)	Sq m (approx.)
Two storey offices	1344	124.9
Two storey unit	4254	395.6
Site offices (x2)	177	16.4
Total	5775	537
Total site	1 acre	0.4 hectare

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews.

Figures

£200,000 pax. VAT is not payable.

Sub-let potential

Our client's related company is interested in renting the first floor offices, part of the unit and a small area of yard

on lease terms to be agreed. However, vacant possession of the whole site can be provided if required.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate (EPC)

The EPC rating is D76, expiring November 2034.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

The site area has been calculated via Promap Digital Mapping and should be verified on site in due course.

Business Rates

The Rateable Value (2023) is £71,000, making rates payable approximately £38,766pa.

Anti money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or

jb@branchassociates.co.uk

Contact Johnathan Branch



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