



## UNIT WITH INTERNAL OFFICE APPROX. 3944 SQ FT (367 SQ M)

Rent: £39,500 Per Annum

Yewdale House  
Honywood Road  
Basildon  
Essex  
SS14 3DS

- Tail dock loading
- Maximum height 5.3m
- Staff room
- Shared toilets

# YEWDALE HOUSE, HONYWOOD ROAD, BASILDON, ESSEX, SS14 3DS

## Location

Forming part of the Cranes Farm industrial area adjacent the A127 approximately 30 miles from central London. The M25 is approximately 8 miles distant. Basildon train station C2c is approximately 3.5 miles away linking with London (Fenchurch Street) in approximately 35 minutes.

## The Property

An end unit comprising of brick and block elevations beneath a barrelled roof. Internally, there is a max eaves of approx. 5.3m. An electric roller shutter tail dock door provides loading access. A drivers rest room, shared ladies, gents and staff toilets are also present. There is an office located adjacent within the main building.

Externally, 4 car parking spaces are allocated to the front and 4 van parking spaces to the rear.

## Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit	3,814	354.32
Office	130	12.08
<b>TOTAL</b>	<b>3,944</b>	<b>366.4</b>

## Terms

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

## Figures

£39,500pax

Plus a contribution towards utilities, after hours security patrols, building insurance, utilities, cleaning of common parts, fire extinguishers, skips and pest control. Full details are available on request.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

The EPC rating for the entire building is E113.

## Business Rates

The Ratable Value is £22,250 (2023), making the Rates Payable in the region of £10,902 pa (23/24). However, interested parties are advised to satisfy themselves in this respect.

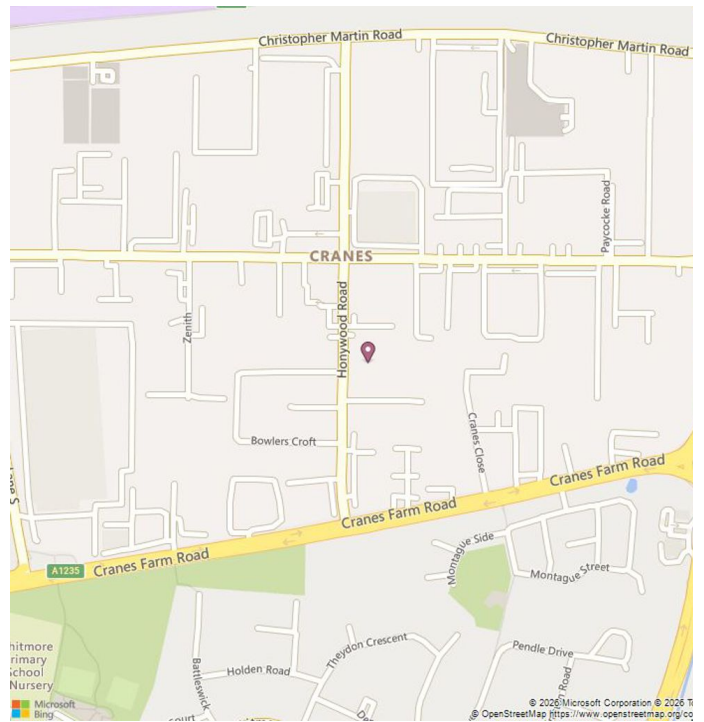
## Agents Note

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.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)



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