

**TO LET**

**Refurbished Industrial / Warehouse  
Unit**

3,377 sq. ft. (314 m<sup>2</sup>)

**UNIT 22B BAKERS COURT**

Paycocke Road, Basildon, Essex, SS14 3EH



- Front Loading Roller Shutter Access
- Minimum Eaves Height 4.8 Metres
- 10 Car Parking Spaces
- Newly Decorated

- Forklift Charging Point
- Maximum Eaves Height 6.8 Metres
- Newly Painted Floor
- Single Phase Electricity

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

The unit is located to the rear of Bakers Court. Bakers Court is a multi-let trade counter/industrial estate, being at the corner of the busy junction of Paycocke Road and East Mayne to the north east of Basildon Town Centre, in close proximity to the A127 junction. Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.



#### DESCRIPTION

The available accommodation comprises refurbished single storey industrial/warehouse unit of steel framed construction with elevations of brick, block and profiled steel cladding, with a pitched, lined corrugated roof over, incorporating roof lights and providing good natural lighting. Unit 22B benefits from a front loading roller shutter providing access to the open bay warehouse, with an inset personal door, high bay sodium lighting, W/C, forklift charging point, single phase power. Externally, 10 allocated parking bays are provided.



#### ACCOMMODATION

**Total** **3,377 sq. ft. (314 m<sup>2</sup>)**

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

#### TENURE

New full repairing and insuring lease for a term to be agreed.

#### RENT

£35,459 per annum exclusive

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £19,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £9,730.50 for 2021/22.

#### SERVICE CHARGE

A service charge is applicable for the maintenance of the common parts of the estate. Full details on application.

#### EPC

C-70.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ashley Pearson

Tel: 01268 290298 / 07813 973113

Email: ashley.pearson@kemsley.com

Ref: AB2222



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.