

# To Let

## Industrial/Logistics 29,650 sq ft GIA

Unit 3, Festival Business Park, Festival Way, Basildon, Essex, SS14 3WB



### Summary

- Industrial / Warehouse
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 29,650 sq ft GIA
- Rent: £8.50 per sq ft / £252,025 per annum exclusive

### Highlights

- Refurbished end terrace unit (formerly TNT)
- Minimum eaves height of 8m rising to 10m at the apex
- Open concrete yard (can be fenced)
- Two electrically operated roller shutter doors

## Location

The property is located on the Festival Way Business Park just off the A127 and the A1235 Cranes Farm Road, immediately adjacent to the Festival Leisure Park. Basildon is located approximately 25 miles East of Central London and benefits from excellent road communications. The A127 and A13 dual carriageways connect Festival Park with Junctions 29 and 30/31 of the M25, approximately 8 miles to the West.

## Specification

Unit 3 is an end terraced unit at the front of the estate and features steel portal frame construction with full height blockwork inner walls and external elevations of profile metal cladding underneath a pitched and internally lined roof. Access to the warehouse is via two electrically operated roller shutter doors and externally there is an open concrete yard.

Internally, the warehouse is fitted with single storey offices including kitchen with separate ladies, gents and disabled WC facilities. The main warehouse provides a minimum eaves height of 8 metres rising to 10 metres at the apex although as mentioned due to the occupier's fit-out part of the warehouse has a restricted height of only 4 metres.

## Availability

	Sq Ft	Sq M
Ground Floor Warehouse	27,963	2,597
Ground Floor Office	1,697	157.6
<b>TOTAL GIA</b>	<b>29,660</b>	<b>2,755</b>

## Amenities

- Undergoing refurbishment
- Two electrically operated roller shutter doors
- Minimum eaves height of 8 m.
- Single-storey offices
- External yard and allocated parking

## VAT

All figures quoted are exclusive of VAT which will be charged in addition at the prevailing rate.

### Legal Fees

Each party to bear their own legal fees.

## Energy Performance Rating

This property has been graded as 64(C).

## Rent

£8.50 per sq ft / £252,025 per annum exclusive

## Business Rates

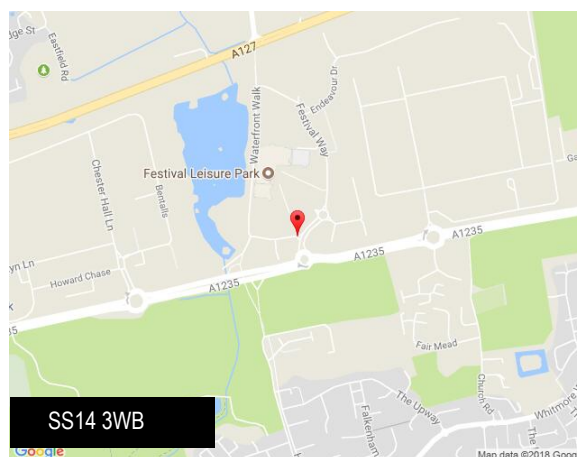
Rates Payable: £93,884 per annum

(based upon Rateable Value: £196,000 and UBR: 47.9p)

Information obtained from the Valuation Office Agency website.

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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