



**FESTIVAL** BUSINESS PARK FESTIVAL WAY, BASILDON, ESSEX, SS14 3WB





### **LOCATION**

The properties are located on the Festival 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 carriageway connect Festival Park with Junctions 29 and 30/31 of the M25, approximately 8 miles to the west.

# **DESCRIPTION**

The available property comprises a modern warehouse unit of steel portal frame construction externally clad with profile metal sheeting. Vehicular access is provided via two electrically operated loading doors with pedestrian access provided adjacent leading to ground floor offices WC's and kitchen. Externally the unit provides generous concrete yards which can be secured.

# **SPECIFICATION**

- · 8m minimum eaves height
- Ground floor offices
- · 3 phase electricity
- Electrically operated loading doors
- External yard and parking

# **ACCOMMODATION**

Available accommodation comprises of the following gross internal areas:

UNIT 5	M²	FT <sup>2</sup>	EPC
Warehouse	1266.2	13,629	C-65
GF Offices	94.4	1,016	
FF Offices	101.3	1,090	
Total	1461.9	15,735	

## **LEASE TERMS**

The unit is available on new full repairing and insuring lease.

## **BUSINESS RATES**

Available upon request.

### **SERVICE CHARGE**

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## **LEGAL COSTS**

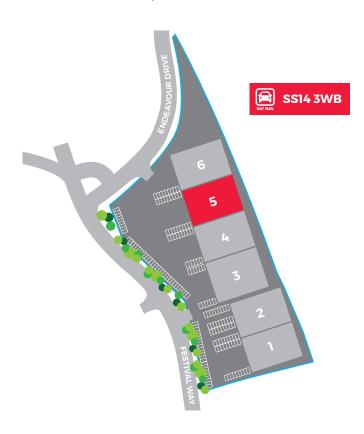
Each party will be responsible for their own legal costs incurred in this transaction.

#### VΔT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## **ENERGY PERFORMANCE RATING**

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.



**Kelly Canterford** kelly.canterford@ipif.co.uk



Daniel Wink
d.wink@glenny.co.uk
Jim O'Connell
j.oconnell@glenny.co.uk



Hugo Jack
hugo.jack@eu.jll.com
Chris Knight

chris.c.knight@eu.jll.com