

TO LET
15,735 ft² (1,461.9 m²)

A127

SOUTHEND

WEST TO M25



UNIT 5



FESTIVAL WAY

FESTIVAL LEISURE PARK



A1235

www.ipif.com/festival



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



INDICATIVE PHOTOGRAPHY

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	M ²	FT ²	EPC
Warehouse	1266.2	13,629	
GF Offices	94.4	1,016	C-65
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.

VAT

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.

On behalf of the Landlord



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