

Fully Refurbished • D1/D2 use considered, subject to planning



Yardley Business Park

Miles Grey Rd, Basildon, SS14 3BZ

Ground Floor Office & Storage Premises

On-site CCTV Security, Self Contained Yard,
18 Car Parking Spaces, Landscaped Site

to let

7,512 sq ft (697 sq m)

SCREWFIX

EDMUNDSON
ELECTRICAL

BENCHMARK
Kitchens and Joinery

HOWDENS
JOINERY CO.

TOOLSTATION

**Tile
Giant**

eurocell
All together better

National Lighting
Everything lighting & electrical

LOCATION

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. Yardley Business Park is located on Miles Gray Road within the established PIPPS Hill Business area of Basildon, adjacent to the Southend Arterial Road and immediately opposite PIPPS Hill Retail Park.

DESCRIPTION

The property comprises a ground floor office premises laid out to provide a main open plan area with warehouse storage benefiting from the following specification:

- 18 car parking spaces
- Suspended ceiling with inset lighting
- Male & female WC facilities
- Landscaped estate
- On-Site CCTV security
- Warehouse/Stores
- Secure yard

ACCOMMODATION

Accommodation	M ²	FT ²
Office	561	6,040
Warehouse/Storage	137	1,472
Total (GIA)	698	7,512

EPC

D 76-100

RENT

Upon application.

TENURE

The premises are available to let upon a new full repairing and insuring lease for a minimum period of five years.

VAT

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

BUSINESS RATES

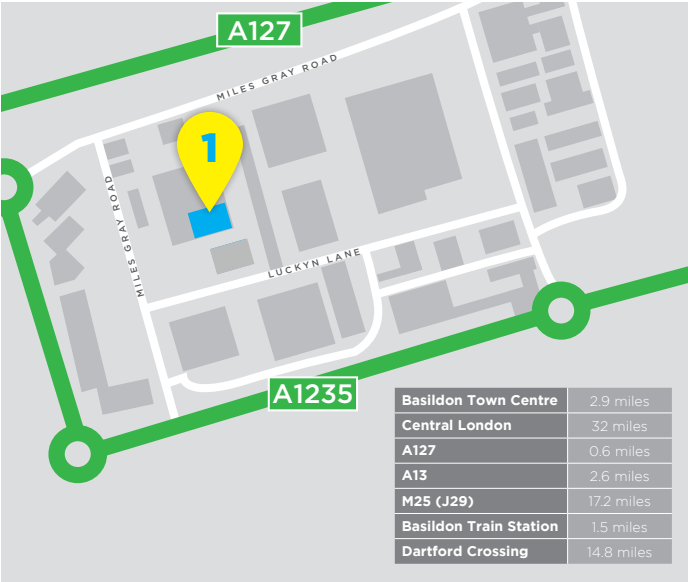
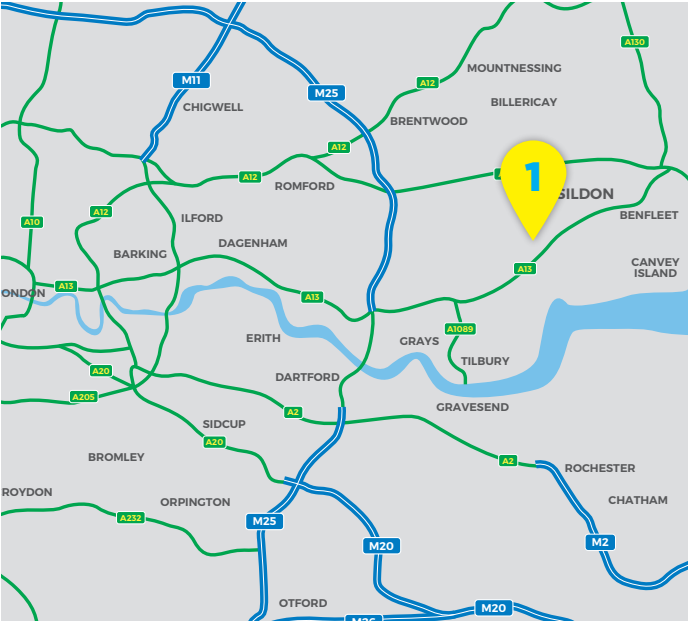
From enquiries made of the local Authority we are advised the premises has a rateable value of £43,750. Based upon the current Uniform Business Rates we believe the rates payable amount to £21,568.75 for 2018/19.

LEGAL FEES

Each party to bear their own legal costs incurred.

SERVICE CHARGE

We are advised that there is a Service Charge applicable for maintenance, repair & common services to the premises. Tenants are to be liable for a proportionate building insurance, further details upon application.



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