

**FOLLOWING  
REFURBISHMENT**

**BASILDON**



**UNIT 10**

INDICATIVE PHOTO

[www.ipif.com/burntmills](http://www.ipif.com/burntmills)



INDICATIVE PHOTO



INDICATIVE PHOTO

**INDUSTRIAL / WAREHOUSE UNIT**

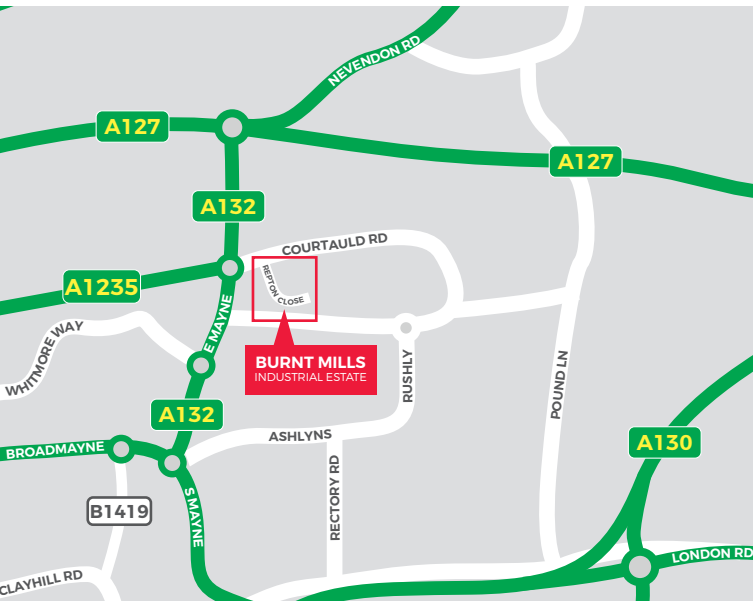
**TO LET**

**5,676 ft<sup>2</sup> (527 m<sup>2</sup>)**



**BURNT MILLS INDUSTRIAL ESTATE**  
REPTON CLOSE, BASILDON SS13 1LN





### LOCATION

The premises are situated on the established Burnt Mills Industrial Estate in Basildon approximately ten miles to the east of Junction 29 of the M25 via the nearby A127 dual carriageway. Within approximately five miles to the east the A130 provides a direct link to the A12 serving Chelmsford and the east coast ports.

### DESCRIPTION

The accommodation comprises a mid-terrace industrial/warehouse unit of steel portal frame construction incorporating block internal walls with external cladding of brick and profile metal sheeting. There is a roller shutter door with personnel access into a ground floor office which provides WC and kitchen facility.

Ample yard and parking can be found to the front of the unit.

### SPECIFICATION

- Undergoing refurbishment
- Min eaves height 5.4m
- Kitchen & WC
- Yard area (can be secured)

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 10	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	472.9	5,091	
Office/WC/Reception	54.3	585	TBC
<b>Total</b>	<b>527.2</b>	<b>5,676</b>	

### 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

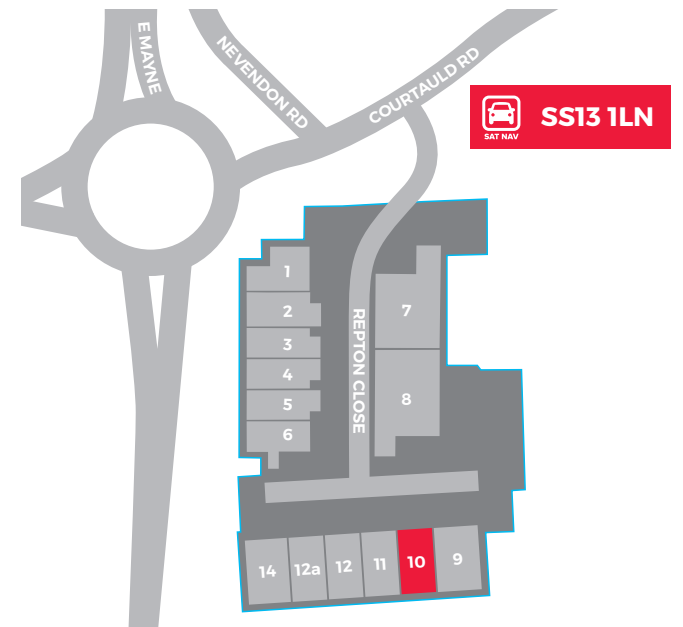
Each party will be responsible for their own legal costs incurred in this transaction.

### 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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