

INDUSTRIAL

**BUSINESS
SPACE
AGENCY****TO LET**

UNIT 18 SEAX COURT, SEAX WAY, BASILDON, ESSEX SS15 6SL

INDUSTRIAL/WAREHOUSE UNIT APPROX. 4,520 SQ FT 420 SQ M

- 24 HOUR ACCESS
- GROUND FLOOR OFFICE
- 3 PHASE POWER
- FULL HEIGHT SECTIONAL UP AND OVER DOOR
- ON-SITE CAR PARKING
- MALE/FEMALE WCs

LOCATION

Seax Court is located on the Southfields Industrial Estate approximately 5 miles west of Basildon town centre and within a short drive of the A127 Southend Arterial Road which provides access to Junction 29 of the M25 approximately 7 miles in a westerly direction. Laindon main line railway station is located approximately 2 miles to the south east of the estate and provides a regular service to London Fenchurch Street.

DESCRIPTION

The available accommodation comprises a modern industrial/warehouse unit of steel portal frame construction benefiting from ground floor office, male and female WCs, warehouse with a minimum eaves of 5.5m along with loading and parking areas.

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ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal basis and the following approximate areas are available:-

FLOOR SQ FT SQ M

UNIT

FLOOR	SQ FT	SQ M
Industrial/warehouse	4,520	420

TERMS

The unit is available to let on a new lease term at a commencing rental of £47,500 per annum exclusive.

VAT

It is understood that VAT is applicable to the rent and other outgoings.

RATEABLE VALUE

From internet enquiry of the Valuation Office Agency website we understand the property has a Rateable Value of £24,000.

Interested parties should verify the rating assessment by contacting Basildon Council on 01268 533333.

SERVICE CHARGE

We are advised that there is a service charge payable for the upkeep and maintenance of the common parts of the estate. Further details available upon request.



ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC Rating of E121.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents
Glenny LLP –Daniel Wink

CONTACT

For further details on these and many other available properties please contact:

ESSEX 01268 540771

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