INDUSTRIAL

TO LET

UNIT D1, ZENITH INDUSTRIAL ESTATE, PAYCOCKE ROAD, BASILDON, ESSEX SS14 3DW

SEMI - DETACHED WAREHOUSE PREMISES WITH FIRST FLOOR OFFICES APPROX. 10,001 SQ FT 929.1 SQ M

- **GENEROUS EXTERNAL YARD**

- **SINGLE SURFACE LEVEL DOOR**

- **FIRST FLOOR OFFICES**

- **7.2M EAVES**

LOCATION

The property is situated on the south side of Paycocke Road in the modern 9 unit Zenith Industrial Estate within the Cranes Farm Industrial Area.

Access is provided to the A127 at two nearby junctions at both the A176 and A1245.

Basildon is a major commercial centre approximately 30 miles east of Central London and benefits from excellent road communications with two main arterial routes, the A127 and A13, connecting with Central London and the M25 approximately 8 miles to the west.

Nearby occupiers include Wolsley, Costa Coffee, Amazon and Case New Holland.

DESCRIPTION

The property comprises a semi-detached warehouse of steel portal frame construction with blockwork inner walls and external elevations of profile metal cladding and low level brickwork. First floor offices are provided. There is a large external yard of block paviour surface.

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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:

	SQ FT	SQ M
UNIT		
Ground floor warehouse/reception/WCs	9,238	858.2
First floor offices	763	70.9
TOTAL GIA	**10,001**	**929.1**

TERMS

The property is available to let on a Full Repairing and Insuring lease for a minimum term to be agreed.

RENT

£100,000 per annum exclusive.

AMENITIES

- Floor loading 50kN per sq.m
- Internal eaves height 7.2m
- 1 surface level door
- Male/female WCs

RATEABLE VALUE

We are verbally advised by Basildon Council that the premises have a rateable value of £66,500. Applicants are advised to verify details of the current assessment by contacting the Authority on 01268 533333.

SERVICE CHARGE

A service charge is levied for the maintenance of the common parts of the estate. Further details upon application.
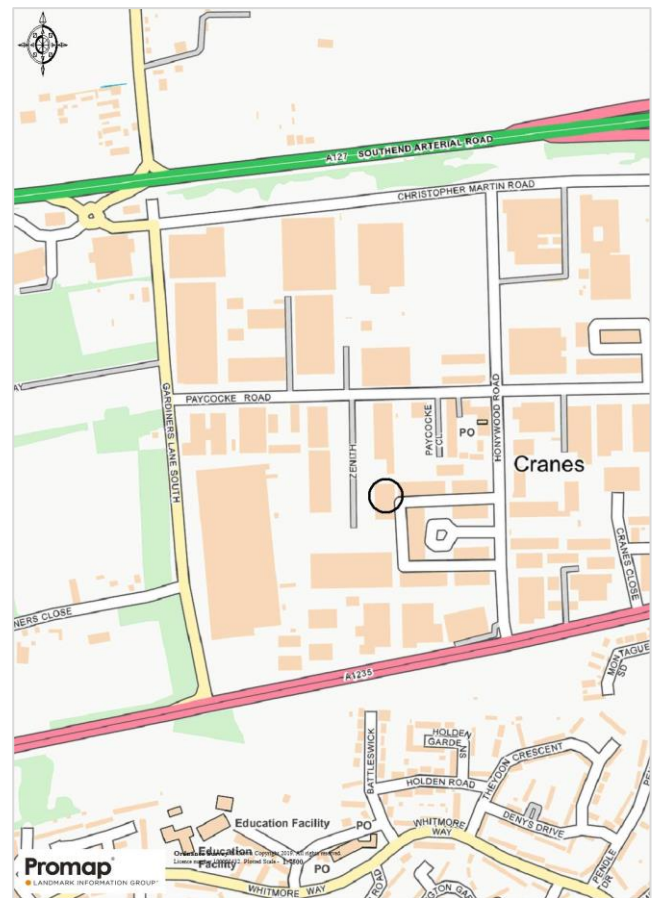
ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance Rating of C56.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP
Jim O'Connell/Daniel Wink

CONTACT

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

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22 January 2019
AX3032

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