29 HORNSBY SQUARE, SOUTHFIELDS BUSINESS PARK, BASILDON, ESSEX SS15 6SD

INDUSTRIAL/PRODUCTION UNIT WITH SUBSTANTIAL MEZZANINE
APPROX. 2,132 SQ FT 198 SQ M

- GROUND FLOOR RECEPTION/OFFICE
- PRODUCTION/STORAGE ROOMS
- MEZZANINE
- SINGLE SECTIONAL UP AND OVER DOOR
- WC FACILITIES

LOCATION

The property is located on Southfields Industrial Park a short drive from the A127 Southend Arterial Road which links with the M25 approximately six miles in a westerly direction. Shopping, banking and other usual amenities can be found at the nearby Laindon shopping centre along with a main line railway station providing a fast and frequent service to London Fenchurch Street.

DESCRIPTION

The premises comprise a mid-terrace industrial/warehouse unit comprising a ground floor reception/office with two WCs, kitchenette behind with further partitioned production/storage rooms and a mezzanine level above.

A vehicular access is provided to the rear via a single sectional up and over door with pedestrian access available to the front elevation.
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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:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial/warehouse/production</td>
<td>1,582</td>
<td>147</td>
</tr>
<tr>
<td>Ground floor office</td>
<td>550</td>
<td>51.1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,132</td>
<td>198</td>
</tr>
<tr>
<td>Mezzanine floor</td>
<td>936</td>
<td>87</td>
</tr>
</tbody>
</table>

TERMS

The property is available to let on a new Full Repairing and Insuring lease to be agreed at a rental of £20,000 per annum exclusive.

VAT

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

RATEABLE VALUE

We are verbally advised by Basildon Council that the premises have a rateable value of £15,000.

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

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts of the estate. Further details available on request.

CONTACT

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

Jim O’Connell
020 3141 3563
j.oconnell@glenny.co.uk

Dan Wink
020 3141 3562
d.wink@glenny.co.uk

ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC Rating of E105.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents Glenny LLP – Jim O’Connell/Daniel Wink