

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY**



**TO LET**



## **19 SEAX COURT, SOUTHFIELDS INDUSTRIAL ESTATE, SEAX WAY, BASILDON, ESSEX SS15 6SL**

**MID TERRACE INDUSTRIAL/  
WAREHOUSE UNIT TOTALLING  
APPROX. 2,310 SQ FT 214.6 SQ M  
TOGETHER WITH MEZZANINE  
FLOOR APPROX. 1,005 SQ FT 93.36  
SQ M**

- **ELECTRICALLY OPERATED ROLLER SHUTTER DOOR**
- **FIRST FLOOR OFFICES (AIR CONDITIONED - NOT TESTED)**
- **3 PHASE POWER**
- **REAR YARD**
- **AMPLE ON-SITE PARKING**

### **LOCATION**

Seax Court is located just to the south of the Southend Arterial Road (A127) on the Southfields Industrial Estate, Laindon 5 miles to the east of the M25 and 4 miles to the west of Basildon town centre. Laindon main line railway station is located approximately 2 miles south east of the estate.

### **DESCRIPTION**

The property comprises a mid-terrace industrial unit of steel portal frame construction with blockwork inner walls and elevations of metal cladding. The ground floor comprises a reception, kitchen and WCs along with warehouse industrial and the first floor provides 'as built' offices leading to a mezzanine extension.

The unit benefits from 3 phase power, gas, single electrically operated roller shutter door, rear yard and ample on-site parking.

**WELL PLACED**

**PROPERTY ADVISORS**

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### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and the following approximate areas are available:-

UNIT	SQ FT	SQ M
Industrial/warehouse	1,532	142.32
Ground floor reception, kitchen, WCs	350	32.52
First floor office	428	39.76
Mezzanine office	154	14.3
Mezzanine storage	851	79.05

### TERMS

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

### RENT

£25,000 per annum exclusive per annum exclusive

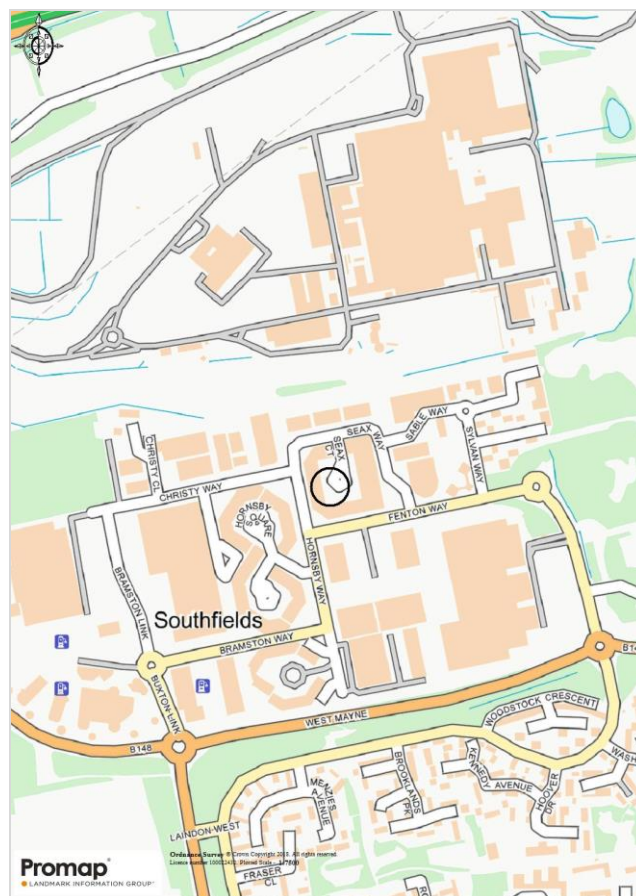
### RATEABLE VALUE

From online enquiries of the Valuation Office Agency website we understand the property has a Rateable Value of £13,250

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

### SERVICE CHARGE

We are advised that there is a service charge payable for the maintenance, repair and common services to the premises. The current annual charge is approximately £1,400 excluding VAT.



### ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance rating of D85.

### VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP  
Daniel Wink

## CONTACT

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



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14 May 2018

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