

INDUSTRIAL

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

UNIT 9 HORNSBY SQUARE, SOUTHFIELDS INDUSTRIAL PARK, BASILDON, ESSEX SS15 6SD

**INDUSTRIAL/WAREHOUSE UNIT
APPROX. 1,461 SQ FT 135.7 SQ M
TOGETHER WITH MEZZANINE
FLOOR 902 SQ FT 83.8 SQ M**

- **GROUND FLOOR OFFICE**
- **MEZZANINE FLOOR WITH OFFICE AND STORAGE AREAS**
- **VEHICULAR ACCESS TO REAR**
- **NEW UP AND OVER SECTIONAL DOOR**

LOCATION

The property is situated on Hornsby Square within the established Southfields Industrial area which lies a short distance from the A127 dual carriageway at Dunton providing a direct link to Junction 29 of the M25 approximately six miles to the west. Laindon railway station is less than two miles providing a frequent service to London Fenchurch Street.

DESCRIPTION

The property comprises a mid-terrace industrial warehouse of steel portal frame construction incorporating blockwork inner walls externally clad in profile metal sheeting. Vehicular access is provided to the rear via a single sectional up and over door with personnel access to the front elevation leading to a ground floor office, storage and workshop areas and WC facilities. The unit also benefits from a mezzanine floor providing a mix of office and storage areas.

WELL PLACED**PROPERTY ADVISORS**



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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		
Warehouse/factory	1,145	106.4
Ground floor office/WCs	316	29.3
Total	1,461	135.7
Mezzanine office	132	12.2
Mezzanine stores	770	71.5
TOTAL GROSS INTERNAL AREA	2,364	194

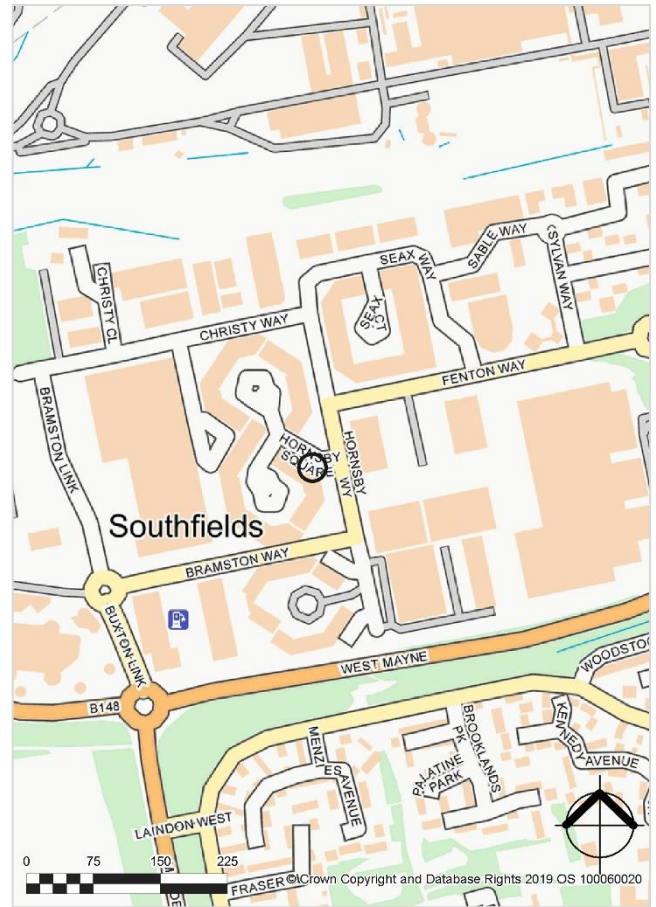
TERMS

The property is available to let on a new Full Repairing and Insuring lease term at a commencing rental of £17,500 per annum exclusive.

RATEABLE VALUE

We are verbally advised by Basildon Council that the premises have a rateable value of £10,000.

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



ENERGY PERFORMANCE CERTIFICATE

We understand the property has an EPC Rating of E109.

VIEWING AND FURTHER INFORMATION

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

CONTACT

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

ESSEX 01268 540771

3 Argent Court, Sylvan Way, Southfields Business Park, Basildon, Essex, SS15 6TH



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



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

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