

INDUSTRIAL

**BUSINESS
SPACE
AGENCY**



FOR SALE



UNIT 6 ILFORD TRADING ESTATE, PAYCOCKE ROAD, BASILDON, ESSEX SS14 3DR

**END TERRACE INDUSTRIAL UNIT
APPROX. 7,058 SQ FT 655.58 SQ M**

- **WAREHOUSE HEIGHT TO TRUSS 4.3M**
- **CONCERTINA DOOR TO REAR**
- **HEATING TO WAREHOUSE VIA REZNOR HOT AIR BLOWER (NOT TESTED)**
- **OFFICES WITH SUSPENDED CEILINGS**
- **PARKING FOR 5/6 CARS**

LOCATION

The property is situated to the front of the Established Ilford Trading Estate within the Cranes Farm Industrial Estate. The A127 can be accessed at either the Mayflower Junction or via East Mayne. The M25 (J29) is approximately 6 miles in a westerly direction.

Basildon is approximately 2.5 miles and provides a train service to London Fenchurch Street as well as the usual retail, amenity and leisure provision provided by a town centre. In addition, the Mayflower Retail park which provides restaurants, cafes and retail amenity is within walking distance of the Estate.

DESCRIPTION

The unit is an end of terrace and has been constructed of traditional construction with a flat roof which we understand was replaced within the last 10 years.

Access is provided by way of a concertina door to the rear of the property with personnel access via the front elevation leading to stud partitioned offices with carpet tiling and suspended ceilings.

The warehouse provides a height to truss of 4.33m with heating to the warehouse provided via a Reznor hot air blower (not tested).

Externally, parking is provided to the front elevation and in addition further parking and loading facilities can be found at the rear for 5/6 cars.

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		
Ground floor warehouse	5,986	556.06
First floor mezzanine	1,072	99.52
TOTAL	7,058	655.58

TERMS

The premises are available for sale freehold with offers invited in excess of £600,000.

VAT

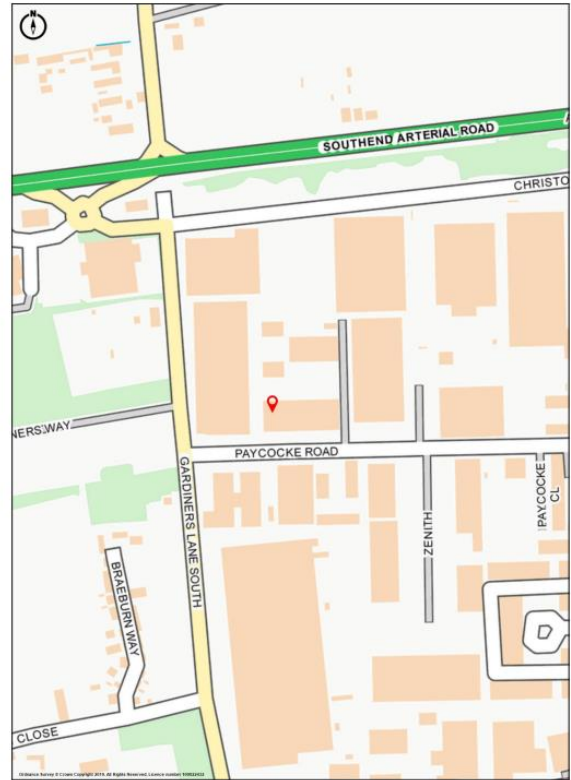
It is understood that VAT is applicable to the sale price.

RATEABLE VALUE

From internet enquiry of the Valuation Office Agency website we understand the property has a rateable value of £25,500. 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.



Promapv2
LANDMARK INFORMATION

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ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be available shortly.

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:



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AX3135

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