

10 Orion Court

Cranes Farm Road, Basildon, SS14 3DB



TO LET, LIGHT INDUSTRIAL PREMISES, APPROX. 1,210 SQ. FT.
(112.4 SQ. MS) PLUS MEZZANINE STORAGE & OFFICES



10 Orion Court Cranes Farm Road, Basildon, SS14 3DB

Description

A mid-terraced, light industrial building which has brick built elevations, part external cladding and a steel frame roof structure. The ground floor is arranged to provide an open plan workshop area, storage, offices and kitchen/wc. At mezzanine level there is additional two offices and another storage area. Benefits include, an electric roller shutter (3m x 3m), gas central heating with modern boiler, CCTV & alarm system, air-conditioned office, single and 3 phase electric, and 6 allocated parking spaces, 4 of which are located to the rear of the property.



Location

The property is situated on Orion Court just off Cranes Farm Road, Basildon. It provides easy access to both the A13 and A127, with Basildon situated 25miles (40 km) east of Central London and 11 miles (18 km) south of the city of Chelmsford. Nearby towns include Billericay to the north, Wickford to the northeast and South Benfleet to the east.

Accommodation

The property has been measured on a Gross Internal (GIA) basis and the following approximate floor areas calculated:

Ground Floor - 1,210 Sq. Ft. (112.40 Sq. Ms)
Mezzanine - 717 Sq. Ft. (66.60 Sq. Ms)
Total = 1,927 Sq. Ft. (179.0 Sq. Ms)

Features

- Light Industrial Unit
- Workshop, Offices & Storage
- Mezzanine Floor
- 6 Parking Spaces
- Electric Roller Shutter
- New Lease Available

Terms

A new Fully Repairing & Insuring Lease will be made available, subject to an asking rent of £17,500 per annum plus VAT. All other terms and conditions by way of negotiation.

Service Charge

An estate service charge is payable of £500 per annum (VAT not applicable) and is to be paid quarterly.

Business Rates

The property is entered on the 2017 rating assessment as a Workshop and Premises with a current rateable value of £9,500. Interested parties are advised to seek verification from Basildon Borough Council on 01268 533333.

Planning

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Basildon Borough Council Tel: 01268 533333) to ensure that any proposed use is in accordance with current planning policies.



Legal Fees

Each party to bear their own costs.

Viewing Arrangements

Strictly by appointment through
Dedman Gray Commercial on 01702
311111.

Jack Lyons

DD: 01702 311143

E: jack@dedmangray.co.uk



103, The Broadway, Thorpe Bay, Essex, SS1 3HQ Tel: 01702 311111 E: commercial@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

