

INDUSTRIAL FOR RENT

Laindon

Size **0 Sq M**

Listing ID

GL-1641869581

Basildon, Essex

Year Built

United Kingdom

Date Listed **01/10/2025**

Monthly Rent

£22,000

Listed by: Listanza Services Group

For more information, visit:

<https://www.globallistings.com/6633900>

Overview

Description and location: Laindon North Industrial Estate is located immediately to the south of the Southend to London bound carriageway of the A127 from where Junction 29 of the M25 is located within six miles in a westerly direction. The A130 is also within easy access. The property is a semi detached industrial unit situated on the popular Laindon North Industrial Estate. The premises comprises with a roller shutter to the rear with separate pedestrian entrance with reception area to the front. The unit offers open ground floor industrial space with eaves of 3.07m to the mezzanine. There is a mezzanine of approximately 4,327 sq. Ft. With a maximum eaves on the mezzanine of 3.04m. The property has a new roof, LED lights, kitchen and W/Cs. To the front is ample allocated parking. There are also 2x containers to the rear and one to the front. Accommodation Unit 16 Ground Floor 1,546 Sq. Ft. (144 Sq. M.) Mezz Store 622 Sq. Ft. (58 Sq. M.) Mezz Office 141 Sq. Ft. (13 Sq. M.) Total 2,309 Sq. Ft. (215 Sq. M.) Unit 17 Ground Floor 2,992 Sq. Ft. (278 Sq. M.) Mezz Store 2,241 Sq. Ft. (208 Sq. M.) Total 5,233 Sq. Ft. (486 Sq. M.) Units 16 17 Total 7542 Sq. Ft. (701 Sq. M.) Legal costs Ingoing tenants to be responsible for the landlord's reasonable legal costs. Business rates (2021/2022) Interested parties are advised to confirm the rating liability with Basildon Council. Rent Rent only £65,000 per annum exclusive, plus VAT if applicable. EPC The property has an EPC rating of 62-c. EPC available on request Terms A new full repairing and insuring lease for a term to be agreed Viewing To arrange a viewing please contact Ayers and Cruiks on For more details and to contact:

Contact

Email

Phone