

**TO LET,
BASILDON ESSEX/BURNT MILLS INDUSTRIAL ESTATE
WORKSHOP/STORE & PREMISES**



**Unit 8, Han House, Harvey Road,
Basildon, Essex, SS13 1EP**

LOCATION

The property is situated on the very popular Burnt Mills Industrial Estate, Basildon. This estate offers easy access to the A127 and A13 trunk roads which provide quick links to the M25 (approximately 10 miles).

DESCRIPTION

Part of a large development of Units, available on flexible, fully repairing and insuring terms. The space comprises a total of 842 sq.ft. The property is accessed via Harvey Road and offers two parking spaces to the front. The property is available for immediate occupation subject to the usual formalities.

RENT: £625 per month

ACCOMMODATION

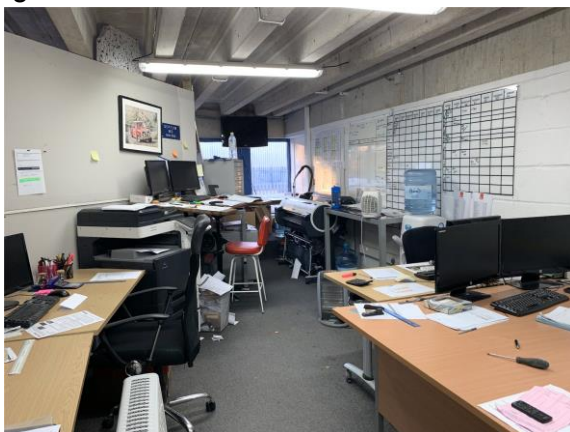
Ground floor in a total of 842 sq.ft. of open storage space. Ceiling height 4.5 meters. The current tenant erected a mezzanine Office of some 315 sq.ft. which they are prepared to remove if required. Front manual roller shutter 3m wide x 2.6m high. The property is accessed via Harvey Road and offers two parking spaces. 3 Phase Power.

FEATURES

- On Popular Burnt Mills Estate
- Quick Access To Main Road Network
- 842 Sq.Ft. Of Open Storage Space
- Suit Various Uses
- Available On Flexible Terms
- 2 Parking Spaces

TERMS

The premises are available by way of a new fully repairing and insuring lease at a rent of £7,500 pa. The renewal provisions will be excluded. At completion, the tenant will be required to lodge a 3 month's rent deposit, and the first 3 month's rent in advance. Thereafter, rent can be paid quarterly or monthly by agreement. All other terms and conditions by negotiation. All other terms and conditions by negotiation.



SERVICES

Although we are advised that the unit benefits from main services, excluding gas, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

BUSINESS RATES

The 2017 rateing valuation describes the property as Workshop & Premises with a value of £4,650. Therefore, qualifying tenants will be able to claim 100% relief, i.e. NO RATES.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311 111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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