

UNIT 26



Refurbished Trade Counter / Warehouse Unit

2,575 sq ft (239.23sq m) G.I.A.

Minimum eaves height of 6m Sectional roller shutter door W/C facilities Forecourt parking for 6 cars



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Location

Yardley Business Park is a trade counter location, current neighbouring tenants on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, National Lighting, Crown Paints and Howdens. Yardley Business Park is located on Miles Gray Road within the established Pipps Hill Business Area of Basildon, Adjacent to the Southend Arterial Road and immediately opposite Pipps Hill Retail Park.

Description

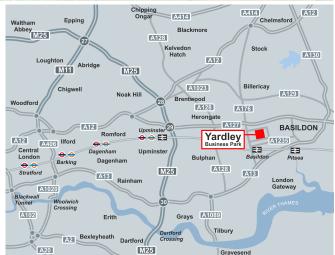
The available accommodation comprises a mid-terrace trade counter / warehouse of steel portal frame construction totalling:

2,575 sq ft (239.23 sq m) G.I.A.

Key Features:

- Refurbished
- Prime trade counter location
- Minimum eaves height of 6m rising to 7.4m
- Sectional roller shutter door
- 6 allocated car parking spaces
- Direct links to the M25





Tenure

The property is available on a leasehold basis, further details upon application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Viewings: Strictly via joint sole agents:

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