



## 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





### 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**

