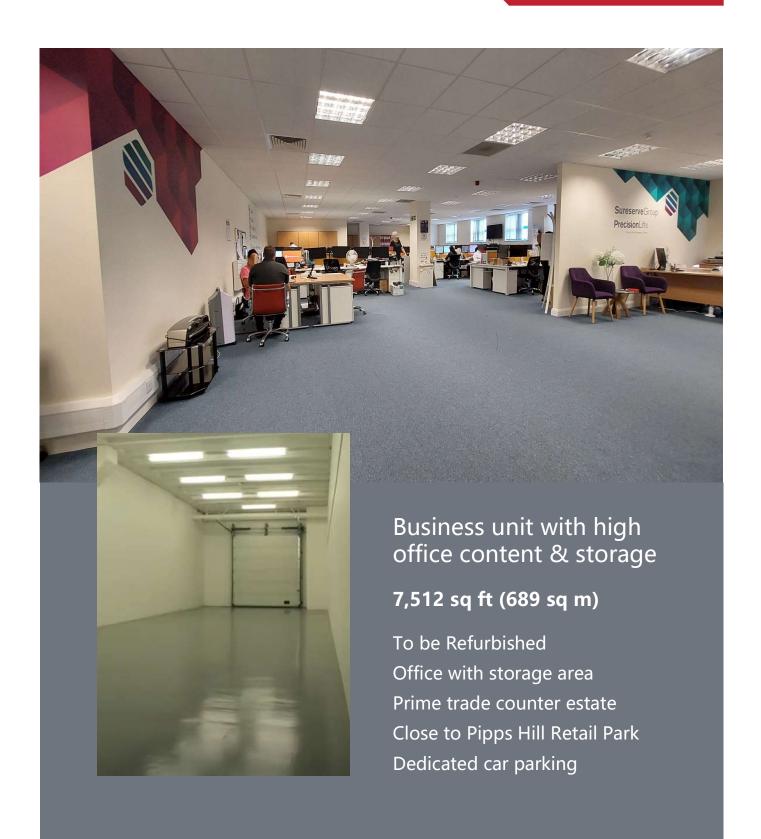


UNIT 1





UNIT 1



Location

Yardley Business Park is a trade counter location, current neighbouring tenants on the estate include Screwfix, Toolstation, Plumbase, Benchmarx, Electric Centre, Eurocell, BEMCO, Headlam Group, National Lighting, Crown Paints and Howdens. The estate 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

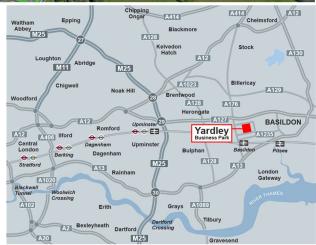
The available accommodation comprises an office premises with storage area accessed via shutter door extending as follows on a GIA basis:

Office 6,040 sq ft (561 sq m) Storage 1,472 sq ft (137 sq m)

Key Features:

- Office fit out with suspended ceiling
- Shutter door to integral storage area
- Dedicated car parking spaces
- Direct links to the M25





Tenure

The property is available upon 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:

Jeffrey Prempeh M: 07395 883209 jeffrey.prempeh@jll.com

Peter Davidson M: 07920 597574 peter.davidson@jll.com

020 7493 4933
pll.co.uk/property

Colin Herman M: 07976 327448 colin.herman@kemsley.com

David Sewell M: 07837 409316l david.sewell@kemsley.com

