



Business unit with high  
office content & storage

**7,512 sq ft (689 sq m)**

To be Refurbished

Office with storage area

Prime trade counter estate

Close to Pipp's Hill Retail Park

Dedicated car parking



### 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

