



Warehouse/Industrial unit
in prime Trade Counter
location

2,217 sq ft (205.97 sq m)

Newly refurbished – EPC B

Minimum eaves height of 6.7m

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, BEMCO, Headlam Group, National Lighting, Crown Paints and Howdens. The estate is located on Miles Gray Road within the established Pipp's Hill Business Area of Basildon, Adjacent to the Southend Arterial Road and immediately opposite Pipp's Hill Retail Park.

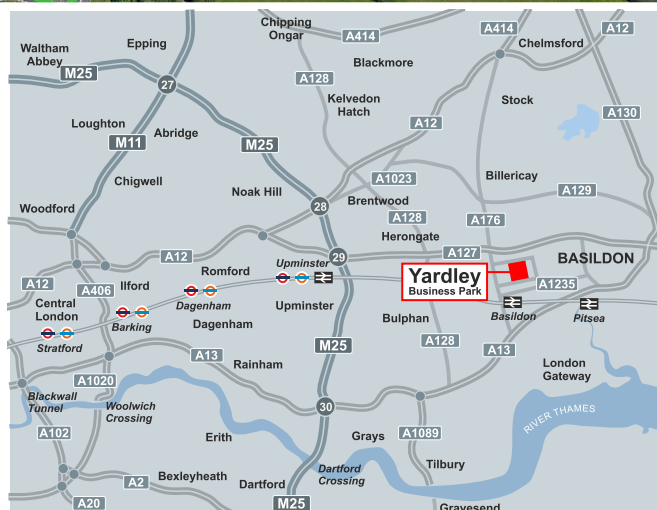
Description

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

2,217 sq ft (205.97 sq m) G.I.A

Key Features:

- Trade counter location
- Minimum eaves height of 6.7m
- Sectional roller shutter door
- 6 allocated 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:

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