



**Light Industrial: Basildon**

**Monthly £2,250**

## RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 904389**

Approximately 3135 sq. ft. light industrial unit with warehouse, offices and 1,000 sq. ft. yard. The property is located on the established Burnt Mills Industrial Estate with great links to the A127.

## DETAILS

9 Noble Square. A versatile unit benefitting from a warehouse, yard and offices with parking on the well located and established Burnt Mills Industrial Estate.

The unit has offices on the ground floor as well as a mezzanine with offices and meeting room. The unit also benefits from a large kitchen, W.Cs and reception area. To the rear of the unit is the warehouse with roller shutter & personal door and fenced private yard area.

## SIZE

The unit is split as follows:

- Ground floor approx. 2,085 sq. ft.
- First floor mezzanine approx. 1,050 sq. ft.

- Fenced palisade yard approx. 1,000 sq. ft.

### **SERVICES/FACILITIES/CAR PARKING**

We understand that mains water electricity, gas & drainage are connected. There is off road parking to the front of the unit.

### **SERVICE CHARGE**

A service charge is payable. The service charge is operated & run by an independent company. The service charge is circa £186 plus VAT per quarter.

### **INSURANCE**

The tenant will be responsible for their own contents insurance and reimbursing the buildings insurance.

### **LOCAL AUTHORITY**

Basildon District Council

### **NON-DOMESTIC RATES**

Business rates will be the responsibility of the tenant.

### **TERMS**

To be agreed with the Landlord.

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.