

HARWIN

9 Seax Court, Seax Way
Basildon, Essex, SS15 6SW

Mid Terrace Warehouse/Industrial Unit
9,781 sq ft / 908.64 sq m

- Undergoing refurbishment
- 5.75m eaves height
- 2 sectional up and over access doors
- LED / CAT2 lighting
- Translucent roof lights
- Rear yard providing parking and storage space
- Communal parking to front of the property



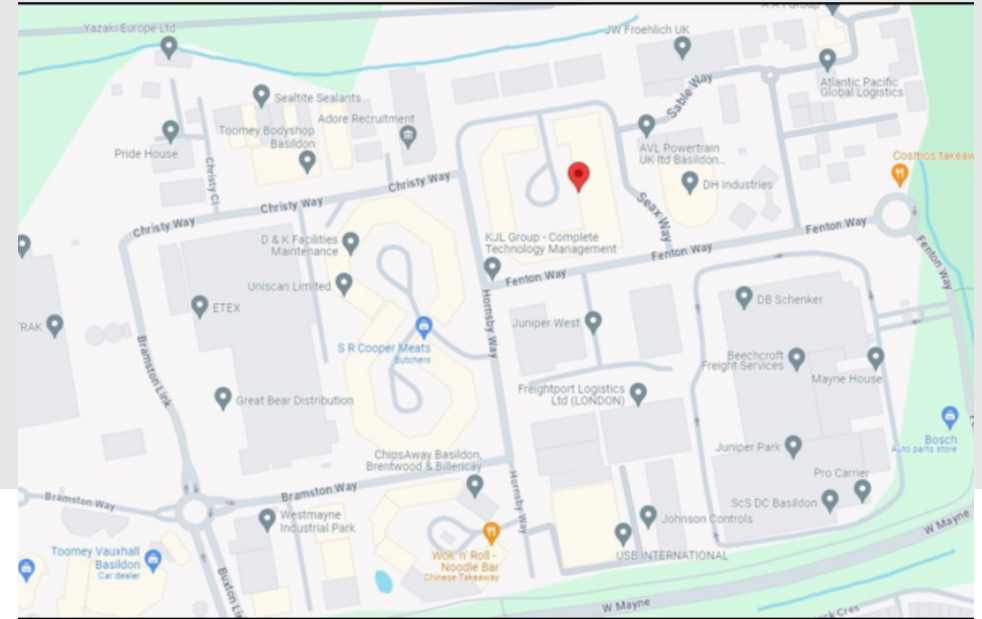
To Let

WWW.HARWINPROPERTY.CO.UK

LOCATION

Seax Court is located just to the south of the Southend Arterial Road (A127) on the Southfields Industrial Estate, Laindon five miles to the east of the M25 and four miles to the west of Basildon town centre with the A13 a short distance to the south.

Laindon main line station is located approximately two miles south east of the estate.



DESCRIPTION

The property comprises a mid-terrace warehouse unit of steel portal frame construction. The external elevations and pitched roof are all clad externally in profile steel metal sheeting, with blockwork inner walls separating the subject property from adjoining neighbours.

ACCOMMODATION

Access to the office space is provided to the front of the property, via a personnel door, with the office specification including fully carpeted floors, male/female WC's, perimeter trunking to the first floor, window blinds, and a mix of LED and CAT 2 lighting. To the rear of the unit is a yard, providing parking and external storage space, and to the front is communal parking.

The property has the following approximate areas:

Warehouse 8,320 sq. ft. / 772.99 sq. m.

GF & FF Offices 1,460 sq. ft. / 135.65 sq. m.

Total 9,781 sq. ft. / 908.64 sq. m





LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the common parts of the estate. Further details on application.

TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

We understand that there is a joint assessment with Unit 10 which has a Rateable Value of £150,000 as at 1st April 2023. A new assessment for Unit 9 will be required.

Interested applicants are advised to contact Basildon Council on 01268 533 333 to verify

RENT

£126,700 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C63 valid until 28 March 2032. the rating assessment.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

HARWIN

Viewings available by appointment via joint agents



Daniel Hariwn

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Tom Gill

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Daniel Wink

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Upon the instructions of:



Details prepared on 21 May 2024

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