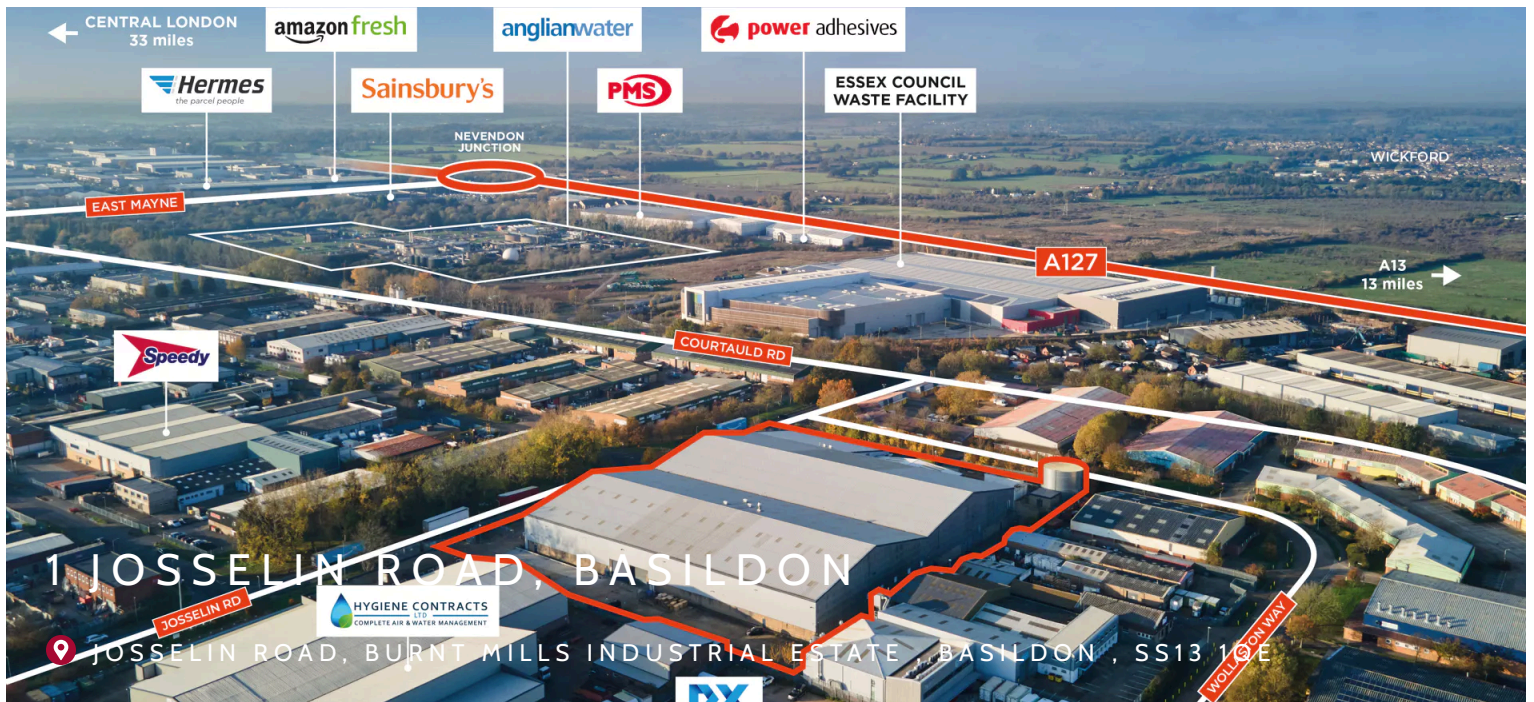


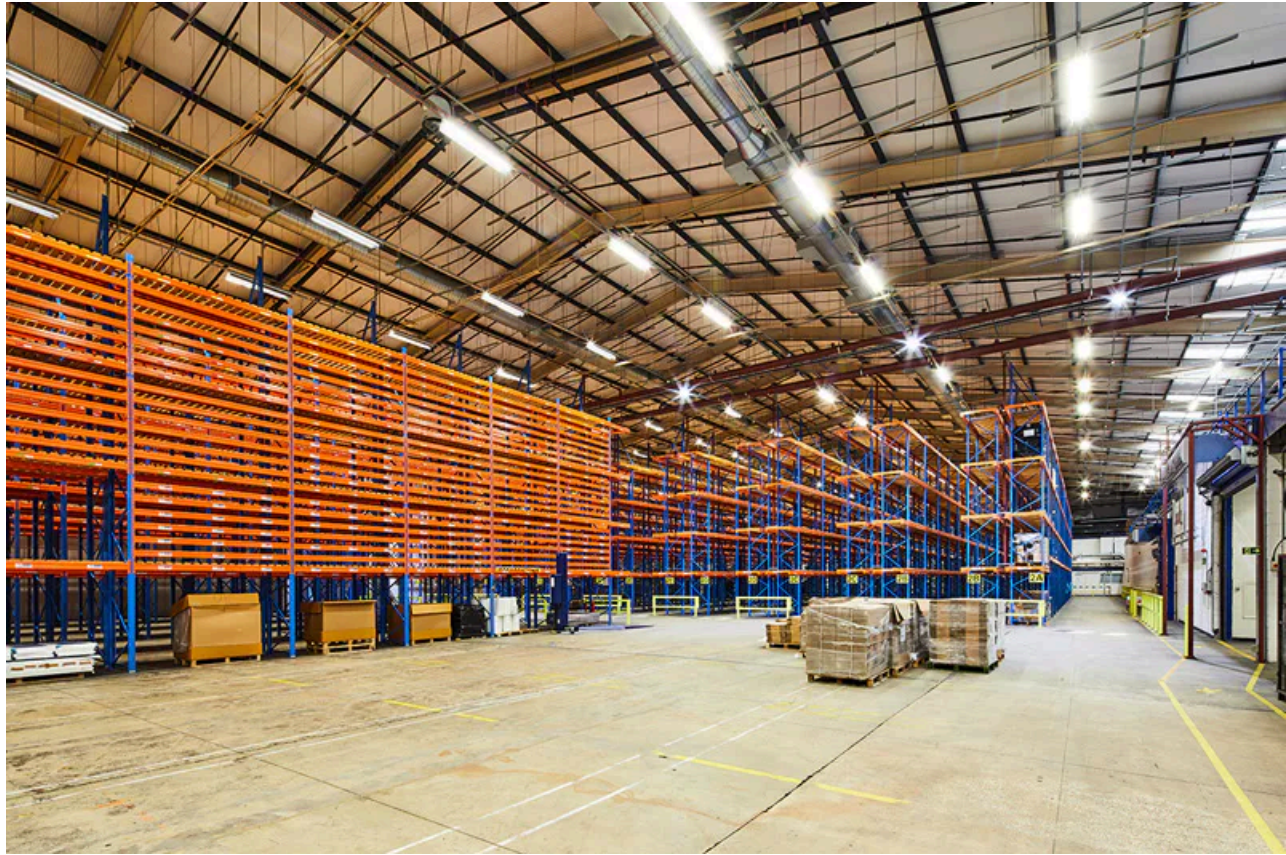
PROPERTY DETAILS



SUMMARY

	LOCATION BASILDON		EAVES HEIGHT 9.3 METRES
	SECTOR INDUSTRIAL		SPECIFICATION 11 LOADING DOORS
	SITE 4.55 ACRES		VACANT POSSESSION REPOSITIONING OPPORTUNITY
	ACCOMODATION 107,724 SQ FT		PRICE £10,250,000
	TENURE FREEHOLD		CAPITAL VALUE £95 PER SQ FT





MORE INFORMATION

LOCATION

The Property benefits from a highly accessible position within the Burnt Mills Industrial Estate in Basildon. The Property is situated less than 0.5 mile from the A127 which provides a direct link to Junction 29 of the M25, after which it merges with the A12, linking to the A406 North Circular and onwards to Central London.

DESCRIPTION

The Property comprises a 107,724 sq ft high specification modern construction warehouse. A comprehensive refurbishment was undertaken in 2010 with works including: new roof, new steel cladding to elevations in part, installation of a mezzanine floor, provision of warehouse and racking sprinkler system, temperature controlled heating and cooling to a large section of the warehouse, installation of modern offices and laboratory space and 3 metre height security fencing.

OCCUPATIONAL MARKET

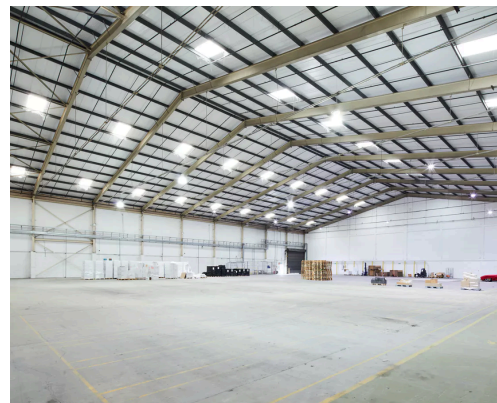
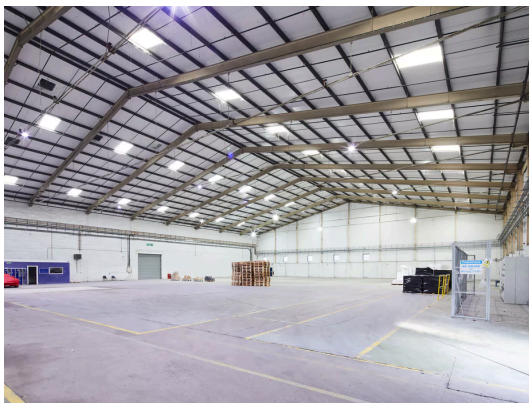
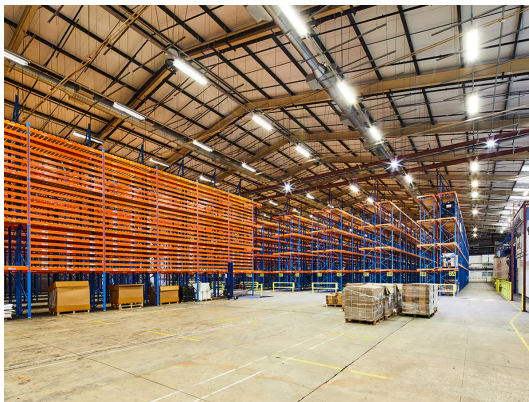
Prime rents in Essex continued to grow in the first half of 2023, rising by 3.6%. Basildon's prime rent of £13.00 per sq ft sits at a 21% discount to Thurrock at £16.50 per sq ft. Occupational demand in the region remains strong, with the highest demand being for big box units, which represent over 60% of overall demand in the region.

MAPS

1 JOSSELIN ROAD, BASILDON



GALLERY



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November 2024