



Light Industrial: Basildon

Guide Price
£362,000

RAYLEIGH OFFICE

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

01268 783377

A freehold plot measuring approximately 0.32 acres with 15 commercial units on the sought after Burnt Mills Industrial Estate to be sold by instruction of the Executors by auction on Wednesday 6th December 2017.

DETAILS

A freehold plot with 15 commercial units on the well located and established Burnt Mills Industrial Estate. The plot sites 11 purpose built light industrial units plus a site office, portacabins and communal WC with a gross external floor area of approximately 6,809 sq. ft. with allocated parking spaces.

The majority of the units are currently let and are capable of generating in the region of £35,000 per annum.

SIZE

The plot measure approximately 0.32 acres (0.13 hectares).

The unit sizes are listed below. These are approximate sizes to be verified by inspection:

Unit 1: 448 sq. ft.

Unit 2: 448 sq. ft.

Unit 3: 196 sq. ft.

Unit 3A: 163 sq. ft.

Unit 5: 49 sq. ft.

Unit 6: 148 sq. ft.

Unit 11: 720 sq. ft.

Unit 11A: 380 sq. ft.

Unit 12: 710 sq. ft.

Unit 13 & 15: 1896 sq. ft.

Unit 16: 448 sq. ft.

Unit 18, 19 & 20: 1942 sq. ft.

SERVICES

Mains water, electricity and drainage.

LOCAL AUTHORITY

Basildon Borough Council

TOWN & COUNTRY PLANNING

All interested parties should make their own enquiries to the Basildon Borough Council planning department Tel: 01268 533333

NON-DOMESTIC RATES

Some of the units on the property are rated.

EPC

Unit 1: D

Unit 2: D

Unit 3: N/A

Unit 3A: N/A

Unit 5: N/A

Unit 6: N/A

Unit 11: D

Unit 12: D

Unit 13: D

Unit 15: D

Unit 16: D

Unit 18: D

Unit 19: D

Unit 20: D

TENURE

The property is to be sold freehold, subject to the tenants of the commercial units which are let on periodic tenancy agreements. The site office, portacabin 5 and units 1 & 16 are vacant.

The seller is not aware who occupies the structure known as unit 3a and have no documentation in respect of this occupancy.

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 with Dedman Gray (01702 311010). 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.
