

Unit 1b, Unit 1 Christy Court, Unit 1 Christy Court, Basildon, Essex, SS15 6TL



## WAREHOUSE TO LET

Large warehouse plus mezzanine  
(ground 2200sq.ft, 1st 1800sq.ft)

4000sq.ft total



- **Available from May 1st 2024**
- **Rent £3100.00 monthly**
- Suitable for light engineering, storage, packing, despatch etc.
- Loading Bay and reception door, allocated parking.
- Washrooms and kitchen area.

**Description**

Warehouse Unit located in the heart of Basildon's busy Southfields Business Park, near Ford Dunton. Suitable for storage, light industrial, packing, distribution.

Basildon has a population of 110,000 people and lies 25 miles east of London, just 5 miles from the M25 J29. Conveniently located for access to A13, A127 and A12.

The building has front entrance and roller shutter door. Washrooms and kitchen areas.

Parking is located at the front of the building.

High Speed Broadband and Enterprise Grade Telephony can be arranged

**Service Charges**

Service Charge	£208.47 monthly
Buildings Insurance	£149.63 monthly

**Why rent through us?**

We are a local commercial property landlord with a portfolio of quality properties including offices, business centres, warehouses and storage across Southern Essex. We offer flexibility to clients whose needs change.

**Our Team**

Alongside our team of employed maintenance personnel we have a series of long-term relationships with our external contractors ensuring that we are responsive to any issues that may arise.

**What does this mean for you?**

We are here when you need us to report an issue or have a chat about your requirements

**Tenure**

flexible or long term options available

**Price**

Price : £3100.00 monthly

£3,100 per month on 1 year lease

**Business Rates**

Rateable Value : £28500.00

**Parking**

6 spaces

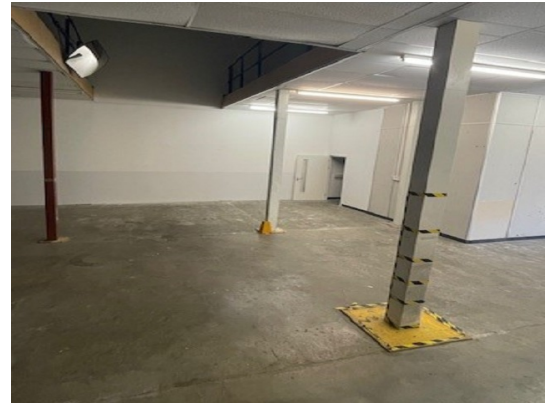
**Travel**

Christy Court is conveniently located for access to A13 and A127, 5 mins to junction 29 of M25 or 10 mins to junction 30 of the M25. Laindon Train Station is 15 minutes walk with links to Central London.

Local Buses stop nearby

Free On-Site Parking

## Further Images



## Floor Plan