

WEST POINT, 11 DURHAM ROAD, LAINDON, BASILDON, ESSEX, SS15 6PH

TO LET - MODERN TWO STOREY BUSINESS UNITS

1,620 sq.ft - 3,240 sq.ft (150.50 m² - 301.01 m²)



Location

West Point is situated off Durham Road in Laindon, a short distance from its junction with High Road and a short walk from Laindon rail station (c2c servcie to London and Southend). Durham Road forms part of the commercial business area of Laindon, with Laindon being a neighbouring suburb of Basildon.

The A127 Arterial Road and A13 are within 5-10 minutes' drive providing access to the M25 at Junctions 29 and 30)

Accommodation

West Point comprises a small contemporary development of 5 two storey business units within a gated courtyard. Each unit is arranged over ground and first floors with production and or storage space on the ground floor and offices and staff facilities situated on the first floor. The ground floor has vehicular access via electrically operated roller shutter doors (Height 3.2 m). The internal specification is of a high standard including suspended ceilings, air conditioning and gas central heating. There are 2/3 parking spaces allocated to each unit within the courtyard area.

The units are offered individually or combined having the following floor areas measured on a gross internal basis:

Unit 1 - Under Offer	
Unit 2 - Under Offer	
Unit 3	1,620 sq.ft (150.50 m ²)
Unit 4	1,620 sq.ft (150.50 m ²)
Total	3,240 sq.ft (301.01 m ²)

Terms

The units are to be offered on new lease terms to be agreed for a minimum of 3 years. Rent - Upon application.

Service Charge

A service charge is applicable to this property. Further details upon request.

Rates

The rateable values are currently assessed for Unit 2 and Units 1/3 combined. Further details on request. Prospective tenants should check their business rates obligations with Basildon District Council

Energy Performance Asset Rating

C 51-75 **52** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

VAT

Value Added Tax is applicable

Viewing & Further Information

Contact leasing agents, Mass & Co;

Mark Mannering - mark.mannering@massandco.com