

**UNIT 2 WEST POINT, 11 DURHAM ROAD, LAINDON, BASILDON, ESSEX, SS15 6PH**

**TO LET - MODERN TWO STOREY BUSINESS UNIT**

1,633 sq.ft ( 151.71 m<sup>2</sup> )



**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 busienss area of Laindon, with Laindon being a neighbouring suburb of Basildon

**Accommodation**

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

The property has the following floor areas measured on a gross internal basis:

<b>Ground Floor</b>	817 sq.ft ( 75.90 m <sup>2</sup> )
<b>First Floor</b>	816 sq.ft ( 75.81 m <sup>2</sup> )
<b>Total</b>	1,633 sq.ft ( 151.71 m <sup>2</sup> )

**Terms**

The property is 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.

**Planning Rates**

<b>Rateable Value</b>	£8,200
<b>UBR (2020/2021)</b>	£0.499
<b>Rates Payable</b>	£4,091
The rateable value qualifies the property for Small Business Rates Relief. Prospective tenants should check that they qualify also.	

**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 sole agents, Mass & Co;

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