

# UNIT TO LET

11,500 ft<sup>2</sup> (1,068 m<sup>2</sup>)



MODERN  
INDUSTRIAL UNIT



FULLY  
REBURBISHED



ACCESS TO  
A127



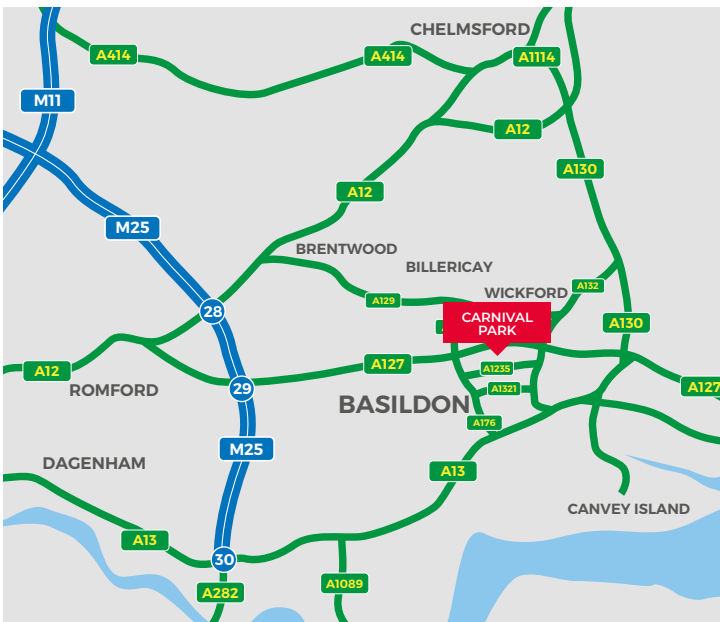
[www.ipif.com/carnivalpark](http://www.ipif.com/carnivalpark)

INDUSTRIAL/WAREHOUSE UNIT TO LET

## UNIT 5 CARNIVAL PARK

FESTIVAL WAY, BASILDON, ESSEX, SS14 3WN

# IPIF



### LOCATION

Basildon is located in Essex 25 miles to the east of central London and 11 miles south of Chelmsford and is one of the key industrial centres in the eastern M25 region. Carnival Park is located in a prominent position adjacent to the Festival Leisure Park and with profile to the busy A1235 Cranes Farm Road.

Extensive local leisure and other amenities are close by. Access is available to the A127 via the A176 Upper Mayne which connects with Junctions 29 and 30/31 of the M25 approximately 8 miles to the west.

### DESCRIPTION

The property comprises a mid-terrace warehouse with ground and first floor offices, external yard and parking.

### SPECIFICATION

- Single surface level loading door
- External yard
- Ground & first floor office
- 8m eaves height
- WCs and shower facility
- Steel portal frame

### ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 5	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	9,950	924.36
GF & FF Offices	1,550	144
<b>Total</b>	<b>11,500</b>	<b>1,068</b>

### LEASE TERMS

The property is available to let on a new Full Repairing & Insuring lease for a term to be agreed.

### BUSINESS RATES

Rateable Value £69,000. For verification of rates payable contact Basildon Council on 01268 533333.



### SERVICE CHARGE

A service charge is levied for communal estate expenditure. Further details on request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

A-20

**VIEWINGS** Strictly by prior arrangement with the agents.

On behalf of the landlord



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